TREFANN COURT URBAN RENEWAL SCHEME

Data Abstract

CITY OF TORONTO PLANNING BOARD
CITY HALL - TORONTO 1 367-7182

TREFANN COURT URBAN RENEWAL SCHEME

Data Abstract

City of Toronto Planning Board
February, 1966.

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INTRODUCTION

This data abstract is the basis for the urban renewal scheme of the Trefann Court Project. It will be submitted to City Council for its consideration with a recommendation that the Council approve the scheme and request the senior levels of government to participate in the cost and implementation of the project as set out herein.

1. Boundaries and Location of the Project Area

The boundaries of the proposed Trefann Court Project are Shuter Street on the north, River Street on the east, Queen Street East on the south and Parliament Street on the west.

Trefann Court Project is Sub-area A of the Don 1 Project Area. The Don 1 Project Area forms the south-eastern quarter of the Don Planning District (Figure A(1)) and is located less than a mile east of Downtown Toronto.

On the west of the proposed Trefann Court Project are the newly developed Moss Park Apartments and Moss Park, and on the north is the Regent Park South Housing Project. The Don River is on the east and the blocks between the project area and the river have been designated for industrial use. On the south side is the Duke-Duchess area which has been disrupted by the Adelaide-Richmond Streets connections with the Don Valley Parkway. The area is being appraised and very likely will be recommended for industrial use.

2. Reasons for Selecting the Area

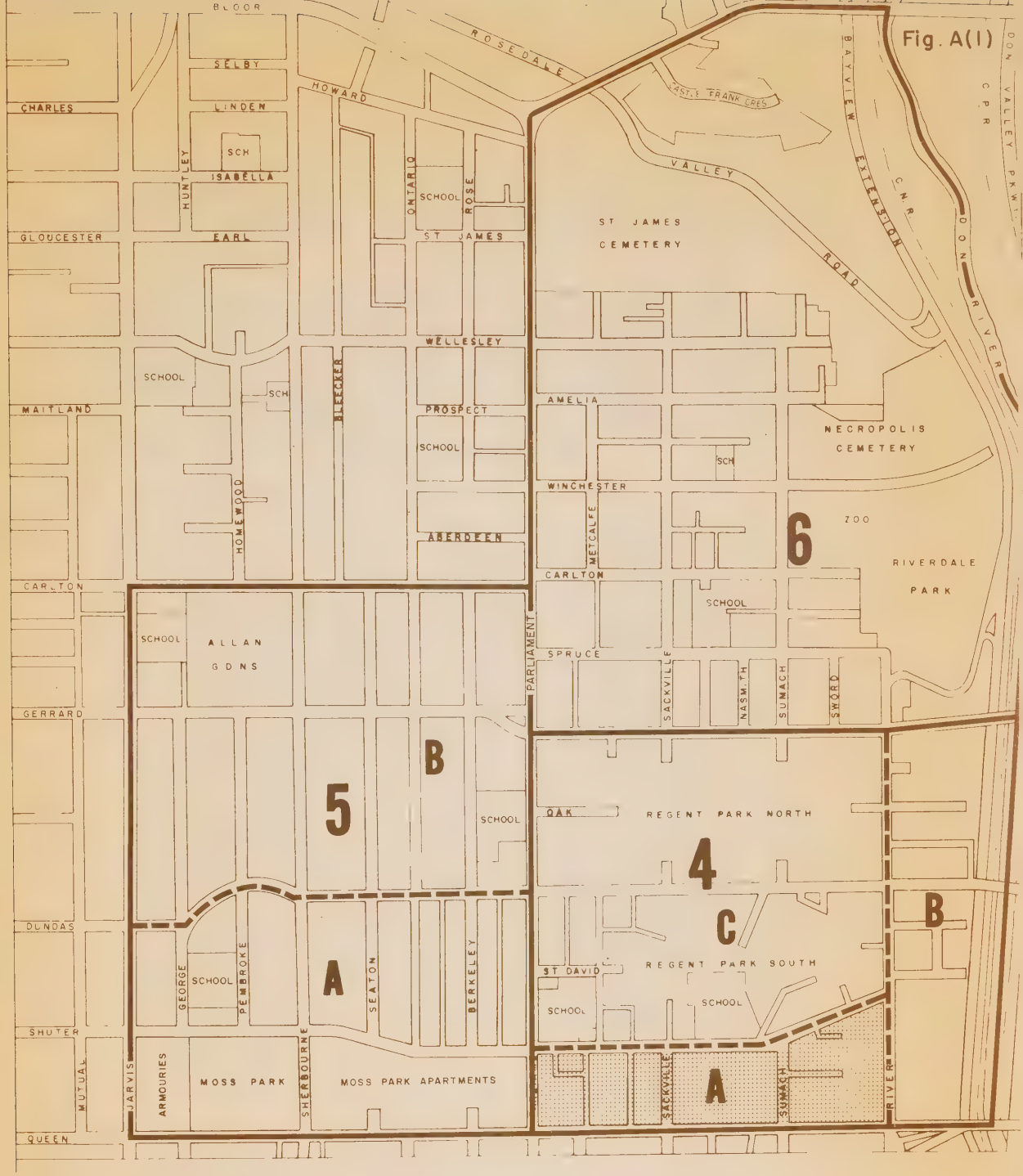
The Trefann Court Project area was chosen because the various studies on the Don Planning District, which will be mentioned later, have recommended the redevelopment of the project area as a matter of high priority. The general housing conditions in the area are poor and along Trefann and Tracy Streets, the condition is very poor. The project area is close to two existing housing projects and presents a poor contrast in appearance. Conditions are such that the chances of private redevelopment are remote.

The project area has distinct boundaries which are marked off by main traffic arteries of the city. The size of the area is such that the clearance and redevelopment operations could be handled easily.

The proposals for the project area are compatible with and will fit into the long range plans of the Don Planning District.

3. History of Growth

The whole Don Planning District was a wooded area before 1820. Later, a few settlements occurred and by 1840, the area west of



4 DON 1.

5 DON 2.

6 DON 3.

PROPOSED TREFANN COURT PROJECT

0 200 400 600 800'

PROJECT AREAS IN DON PLANNING DISTRICT

CITY OF TORONTO PLANNING BOARD JAN. 66

Parliament Street became a prestige area and was occupied by stately homes, but on the east side there were still large scattered settlements. The urbanization continued and was complete by 1890. The area was occupied almost entirely by people of British origin.

After 1900, the exodus to suburbia started and replacement by European immigrants began. By this time most of the industries were already established along the Don River and Queen Street. During World War II, the population of the central city area experienced an appreciable increase. As new construction during that time was virtually stopped, the Don area became seriously overcrowded. The physical condition of buildings degenerated and it also became an acute social problem area.

4. Past Reports on the Don Area

The Don area has been under study for many years and is the subject of many studies. The report, "Urban Renewal - A Study of the City of Toronto, 1956", (Figure A(2)), recommended the proposed Trefann Court Project Area as one of the areas for redevelopment in the Don. The "Don Planning District Appraisal" was completed by the City Planning Board in September, 1963 in which the general plan, (Figure A(3)) designated the area west of Sackville Street excluding the Queen Street frontage for redevelopment with residential re-use and the blocks east of Sackville for industrial and commercial uses. After the Appraisal was presented to the public the "Supplementary Report on the Don Planning District Appraisal" was completed in February, 1965 confirming this designation. In October, 1963, the "Report on Priorities for Urban Renewal Study Areas" recommended a high priority for redeveloping the remaining older parts in the Don 1 Project Area. The "Improvement Programme for Residential Areas"* was completed in January, 1965 and approved by City Council on March 1, 1965. The Improvement Programme has identified the Don 1 Project Areas as one of the City's 21 improvement areas (Figure A(4)). It recommended Trefann Court as one of three areas for immediate action. The other two areas are Napier Place in the Riverdale 1 Project Area and Sackville-Dermott Place in the Don 3 Project Area. The urban renewal scheme for Napier Place has already been approved and is in the first stages of implementation.

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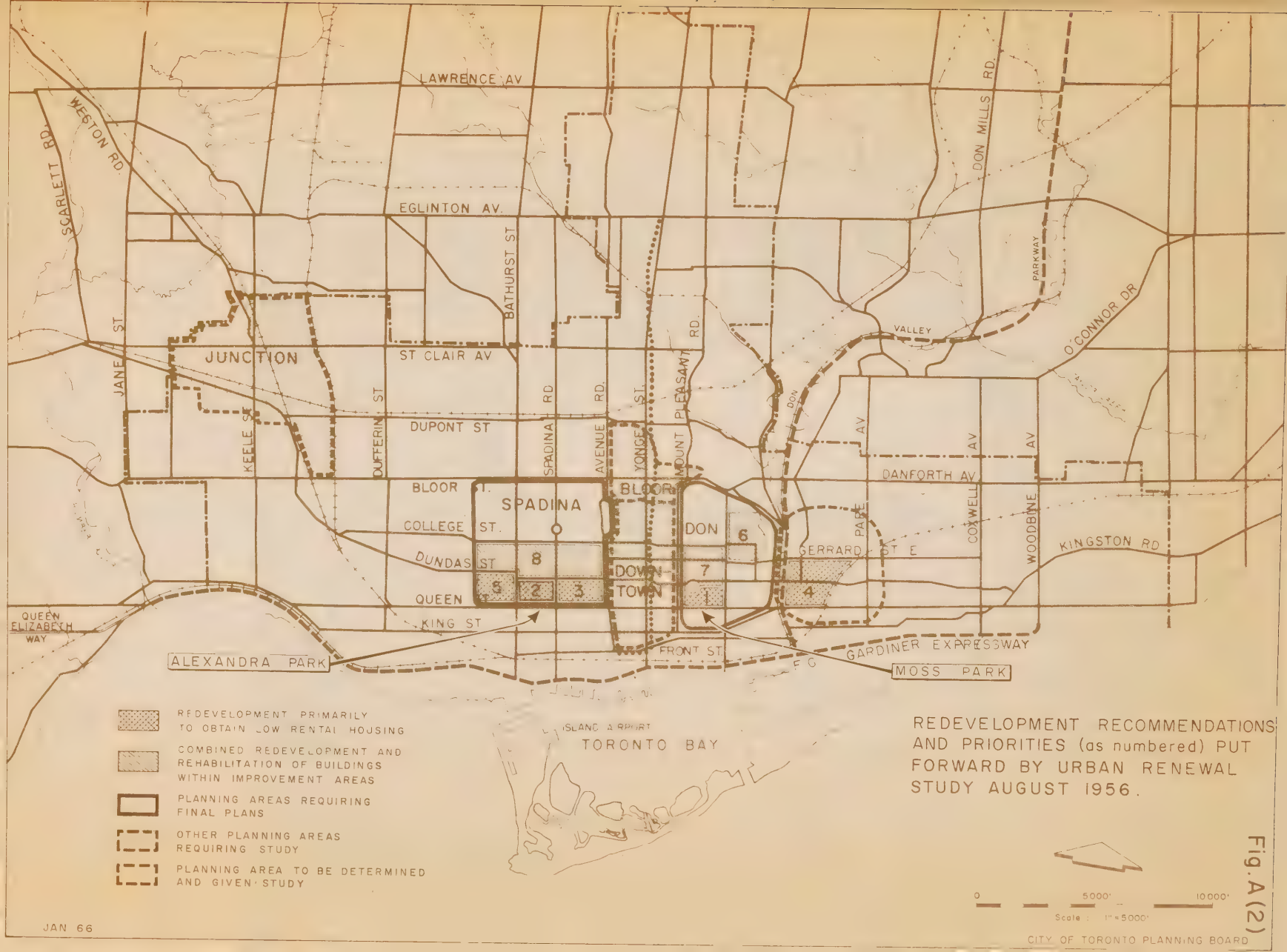
* This report will be referred to frequently, especially with regard to the Don Planning District as a whole. From here on, this report will be referred to as the "Improvement Programme".



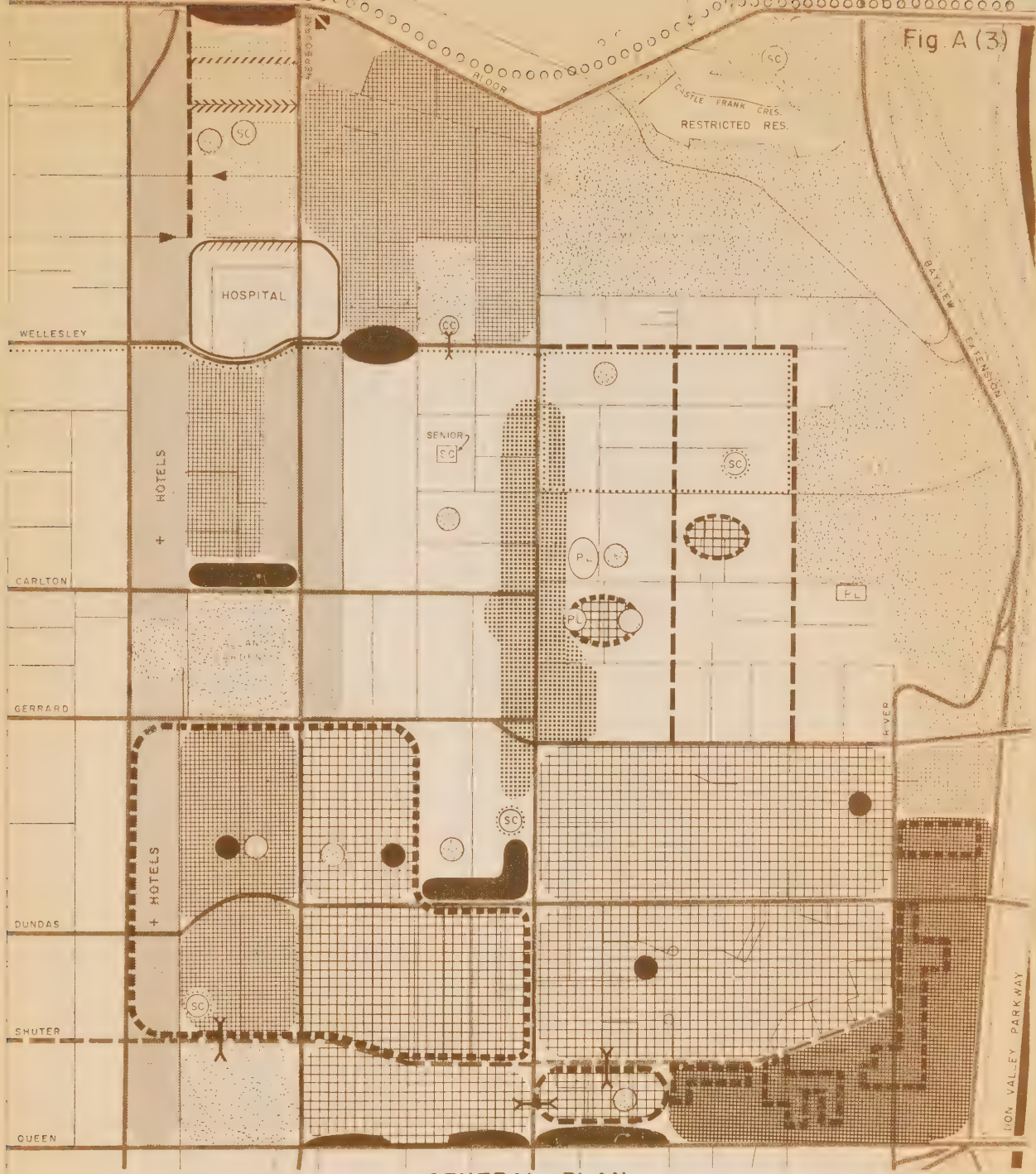
REDEVELOPMENT RECOMMENDATIONS AND PRIORITIES (as numbered) PUT FORWARD BY URBAN RENEWAL STUDY AUGUST 1956.

Fig. A(2)

JAN 66

CITY OF TORONTO PLANNING BOARD

Fig. A (3)



GENERAL PLAN

- HIGH DENSITY PRIVATE RESIDENTIAL
- LOW RENTAL HOUSING
- RESIDENTIAL IMPROVEMENT AREAS
- REDEVELOPMENT
- DISTRICT SHOPPING
- LOCAL SHOPPING
- INDUSTRY & WAREHOUSING
- OFFICES & INSTITUTIONS & APTS.
- RESIDENCES, OFFICES & INSTITUTIONS IN RESIDENTIAL BUILDINGS
- (SC) NEW SCHOOL
- [SC] SCHOOL RECONSTRUCTION
- (SC) SCHOOL SITE EXPANSION
- (CC) COMMUNITY CENTRE
- PARKS & OPEN SPACE
- ARTERY
- COLLECTOR
- PEDESTRIAN LINK
- PARKING BAYS
- [PL] PARKING LOT
- BUS ROUTE
- SUBWAY STATION
- OOOOO SUBWAY

DON PLANNING DISTRICT

CITY OF TORONTO PLANNING BOARD

FEB 65

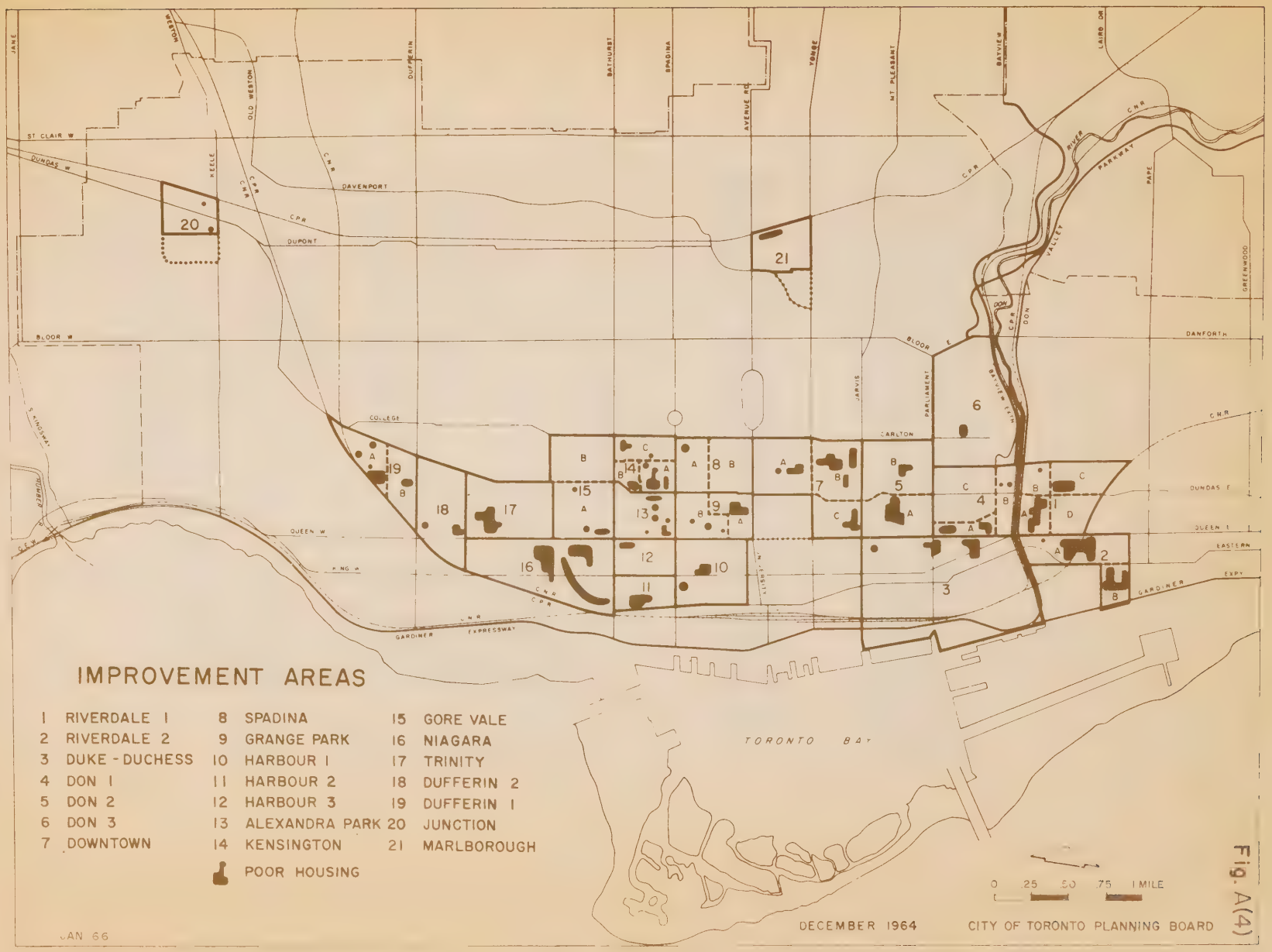

IMPROVEMENT AREAS
1 RIVERDALE 1
2 RIVERDALE 2
3 DUKE - DUCHESS
4 DON 1
5 DON 2
6 DON 3
7 DOWNTOWN
8 SPADINA
9 GRANGE PARK
10 HARBOUR 1
11 HARBOUR 2
12 HARBOUR 3
13 ALEXANDRA PARK
14 KENSINGTON
15 GORE VALE
16 NIAGARA
17 TRINITY
18 DUFFERIN 2
19 DUFFERIN 1
20 JUNCTION
21 MARLBOROUGH
POOR HOUSING
TORONTO BAY
0 25 50 75 1 MILE
DECEMBER 1964
CITY OF TORONTO PLANNING BOARD
JAN 66
ST CLAIR W
DUNDAS W
DAVENPORT
DUPONT
BLOOR W
COLLEGE
QUEEN W
KING W
GARDINER EXPRESSWAY
BLOOR E
CARLTON
DANFORTH
DUNDAS E
QUEEN E
EASTERN
GARDINER EXPY
JANE
WESTON
KEELE
OLD WESTON
DUFFERIN
BATHURST
SPADINA
AVENUE RD
YONGE
MT PLEASANT
BAYVIEW
LAIRD DR
PARKLAND
PARKWAY
PARK
GREENWOOD
JARVIS
PARLIAMENT
BAYVIEW EXPY
DON VALLEY
DON RIVER
C.N.R.
C.P.R.
LIBBY
KINGSWAY
DUFFERIN
C.G.W.

Fig. A(4)

SURVEY

1. Physical

(a) Land Use

Don Planning District

The existing land use is shown in Figure A(5). The various uses - residential, commercial, industrial, schools, parks and other community services - are described on pages 35 to 43 of the Improvement Programme. A detailed description of existing and proposed uses is given in the "Don Planning District Appraisal".

Trefann Court

The existing land use is shown in Figure A(6) which also shows the boundaries of the Trefann Court Project. The following table gives the areas occupied by various uses in the project.

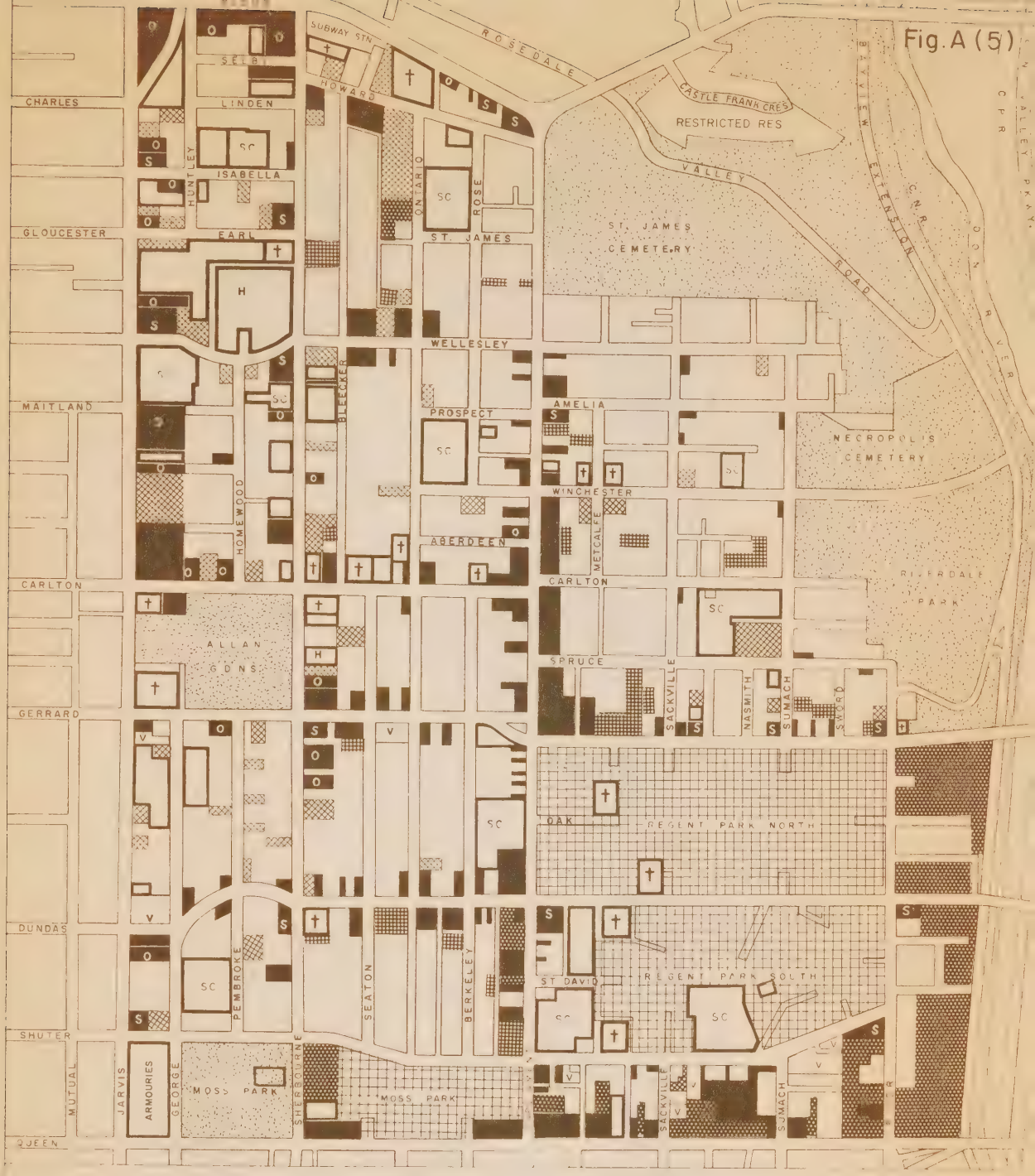
Table A(1)

Land Use in Trefann Court, 1965*

Use	No. of Properties	SITE AREA Sq.Ft.	SITE AREA Acres
Residential**	185	276,400	6.35
Commercial and Office	59	250,200	5.15
Industry and Warehouse	18	282,800	6.49
Institution	1	16,500	0.38
Vacant Land: Private***	16	104,100	2.39
Vacant Land: City-Owned	4	7,000	0.15
	283	937,000	21.51
Area of streets and lanes, excluding the surrounding streets	-	119,700	2.75
Total		1,056,700	24.26

* Survey by the City of Toronto Planning Board.
** Residences over commercial buildings are included in "Commercial and Office".
*** Parking lots are included.

Fig. A (5)



EXISTING LAND USE

- RESIDENTIAL
- APARTMENTS
- PUBLIC HOUSING PROJECTS
- RETAIL COMMERCIAL
- OFFICES
- SERVICE STATIONS
- INSTITUTIONS
- CHURCHES
- HOSPITALS
- SCHOOLS
- OPEN SPACE
- INDUSTRY, WAREHOUSES
- VACANT

0 200 400 600' 800'

CITY OF TORONTO PLANNING BOARD SEPTEMBER 1963

DON PLANNING DISTRICT

RESIDENTIAL

COMMERCIAL AND OFFICES

PARKING (open and garages)

INSTITUTION

INDUSTRY AND WAREHOUSING

V VACANT LOT

TREFANN COURT

DON I PROJECT AREA SUB-AREA A

EXISTING LAND USE

BOUNDARY OF TREFANN COURT PROJECT AREA

19 BLOCK NUMBERS OF CENSUS TRACT 102

200

JAN. 66

CITY OF TORONTO PLANNING BOARD

Fig. A (6)

The boundaries of the project area extend up to the outer limits of the surrounding streets. The area of those streets is 378,800 sq.ft. or 8.7 acres and the area of the total project is 32.96 acres.

The Queen Street frontage in the project area is commercial with a few industries. The area behind Queen Street west of Sackville Street is mainly residential and to the east is both industrial and residential. A large building leased to the C.B.C. is located here and is used for offices, studios and storage.

Two elementary public schools, located in the Regent Park South Project, and one elementary separate school, located on the south side of Queen Street at Sackville, serve the Trefann Court area. These are:

> Regent Park School has kindergarten, opportunity and Grades 1 to 6. The enrolment in the spring of 1965 was 738. Park School has kindergarten, opportunity and Grades 1 to 8 and the enrolment at the same time was 1,258. The pupils from Trefann Court in these two schools were: kindergarten - 55; opportunity - 15; Grades 1 to 6 - 198. The enrolment in Grades 7 and 8 was approximately 25 and the total enrolment was about 290 to 295.
>
> St. Paul Separate School has kindergarten, opportunity and Grades 1 to 8. The enrolment in 1965 was 731 and the pupils from Trefann Court area were: kindergarten - 18; opportunity - 8; and Grades 1 to 8 - 102. Total 128.

A large public park, Moss Park, is close to the project area. Two community centres are also close to Trefann Court. The John Innis Community Centre is located in Moss Park. It contains a wide variety of recreational facilities and serves a large surrounding area. The other is a small community centre located in Regent Park South.

There are two churches in the vicinity. An Eastern Orthodox Church is located just north of Shuter Street in Regent Park South, and St. Paul's Roman Catholic Church is on the south side of Queen Street near Sackville Street; the separate school and a nuns' rectory are also located around it. This Church is about one hundred years old and is one of the historically significant churches in Toronto.

(b) <u>Building Condition</u>

Don Planning District

Exterior condition and age of dwellings and overcrowding are shown in Figure A(7), A(8) and A(9) respectively. The general condition of residential buildings is described on pages 35 to 37 of the Improvement Programme.

"Rough Classification" Work Sheet

Please decide which priority area most accurately describes the contents of the book or pamphlet being purused. If it is totally inappropriate for the material to be filed under a priority area category, denote which of the other headings is most nearly appropriate.

Please sign the classification sheet before sending the material to a typist.

Housing Environments	✓
Income Security and Human Resources Development	
Supports to Community Groups	
Innovative Services	
Innovative Service Delivery System	
Fund raising and allocation	
Management and Organization Development	
Directories (including those not directly pertinent to one of the priority areas)	
Social Policy	Health Rehab.
Social Planning	Volunteerism
Research	General Ref. including handbooks, manuals etc.
Community Planning and Development	
Social Welfare	
Social Work	
Legislation	
Human Rights	
Education	
Manpower	
Aging	
Child Welfare	
Family Service Immigration and Migration	
Minority Groups	
Legal Aid	
Corrections	
Health Services	
Mental Health, including Emotionally Disturbed and Retards)	
Health Rehab.	

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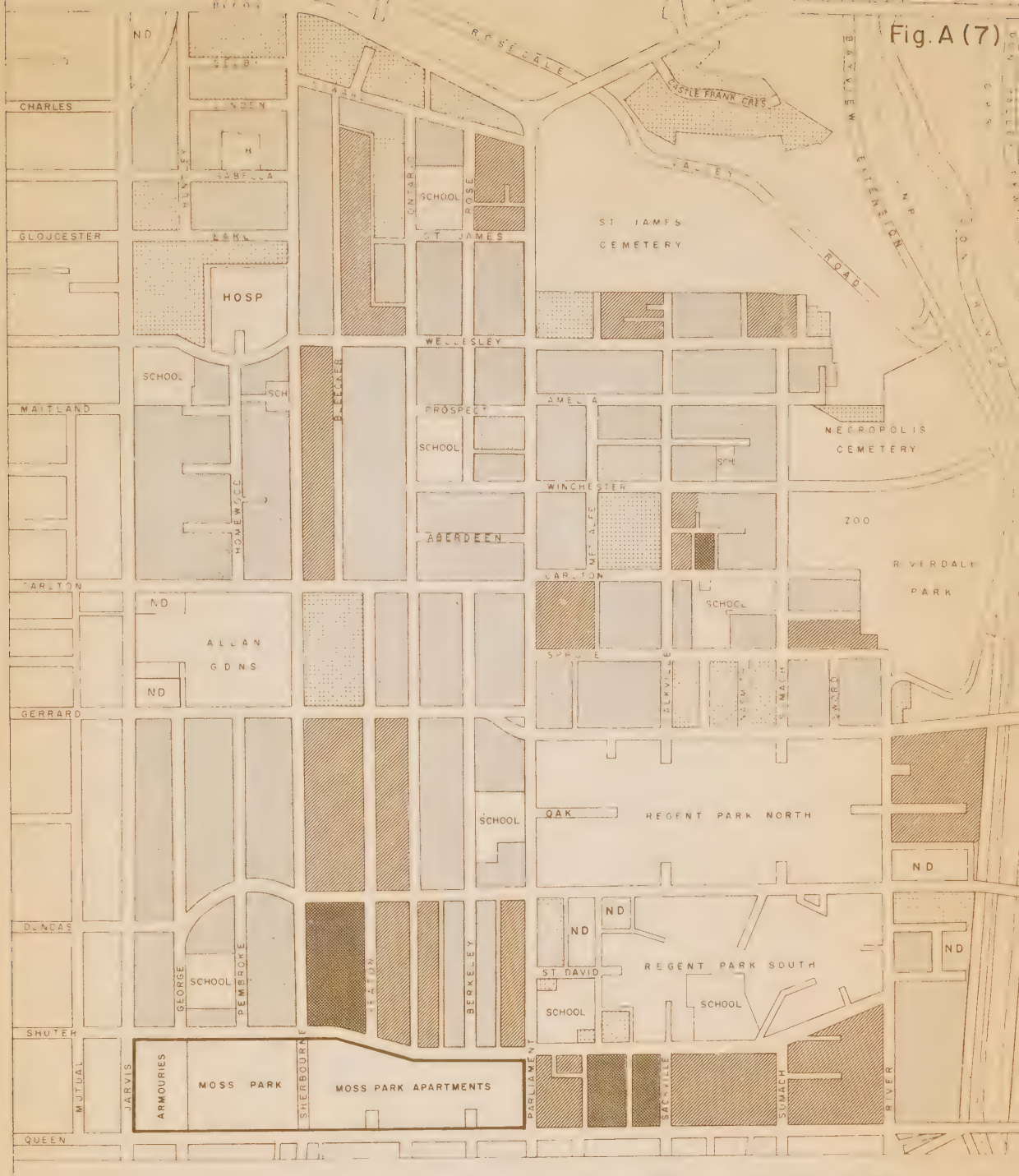
Fig. A (7)



EXTERIOR CONDITION OF DWELLINGS

BY % OF POOR PROPERTIES PER BLOCK

NONE

LESS THAN 25%

25% - 50%

OVER 50%

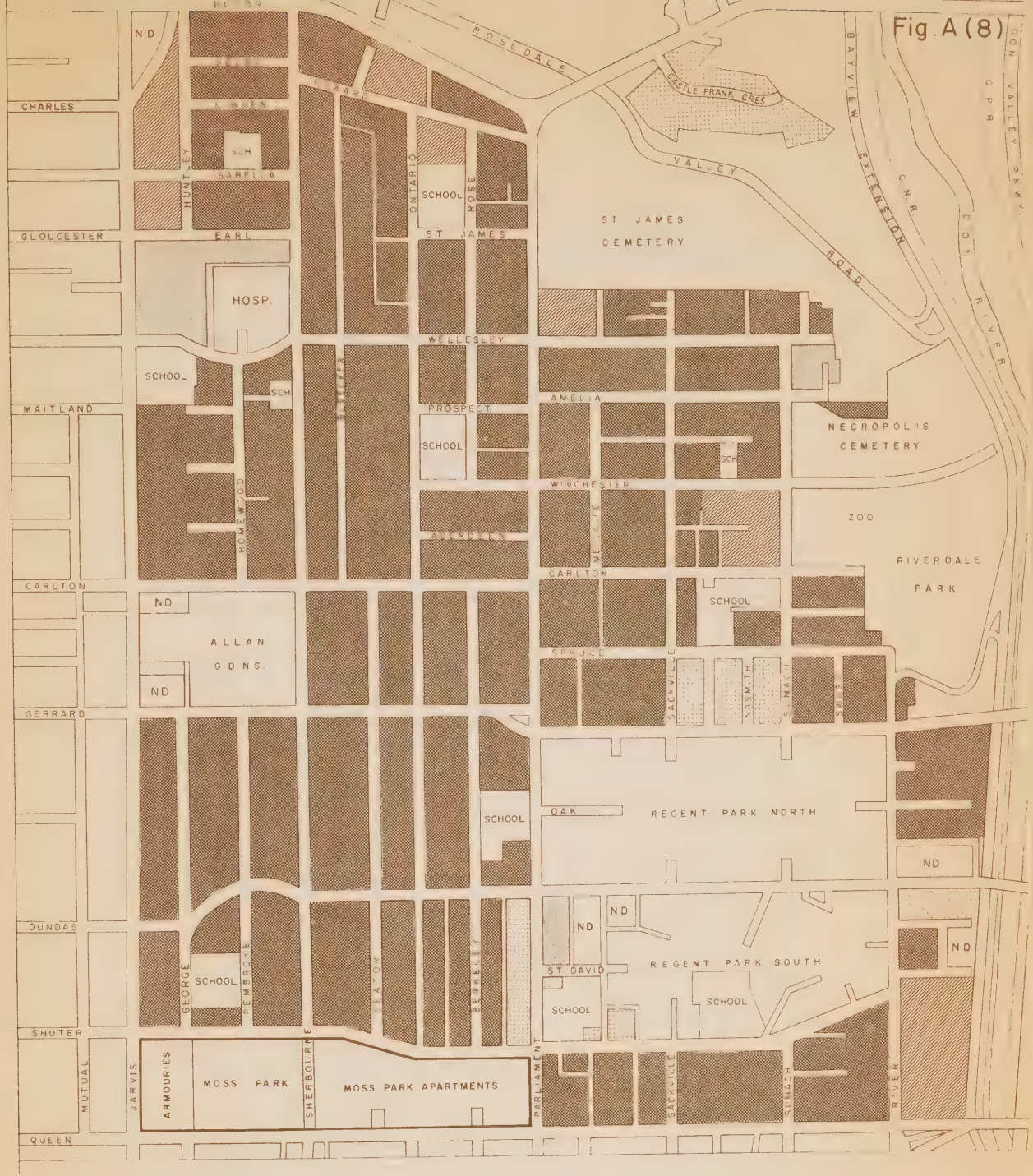
ND NO DWELLINGS

SOURCE DATA SHEET SURVEY 1961

0 20 400 600 800

SEPT. 1963

DON PLANNING DISTRICT



AGE OF DWELLINGS

BY % OF PROPERTIES OVER 60 YEARS OLD PER BLOCK

- 0 - 10%
- 10% - 25%
- 25% - 50%
- OVER 50%
- ND NO DWELLINGS

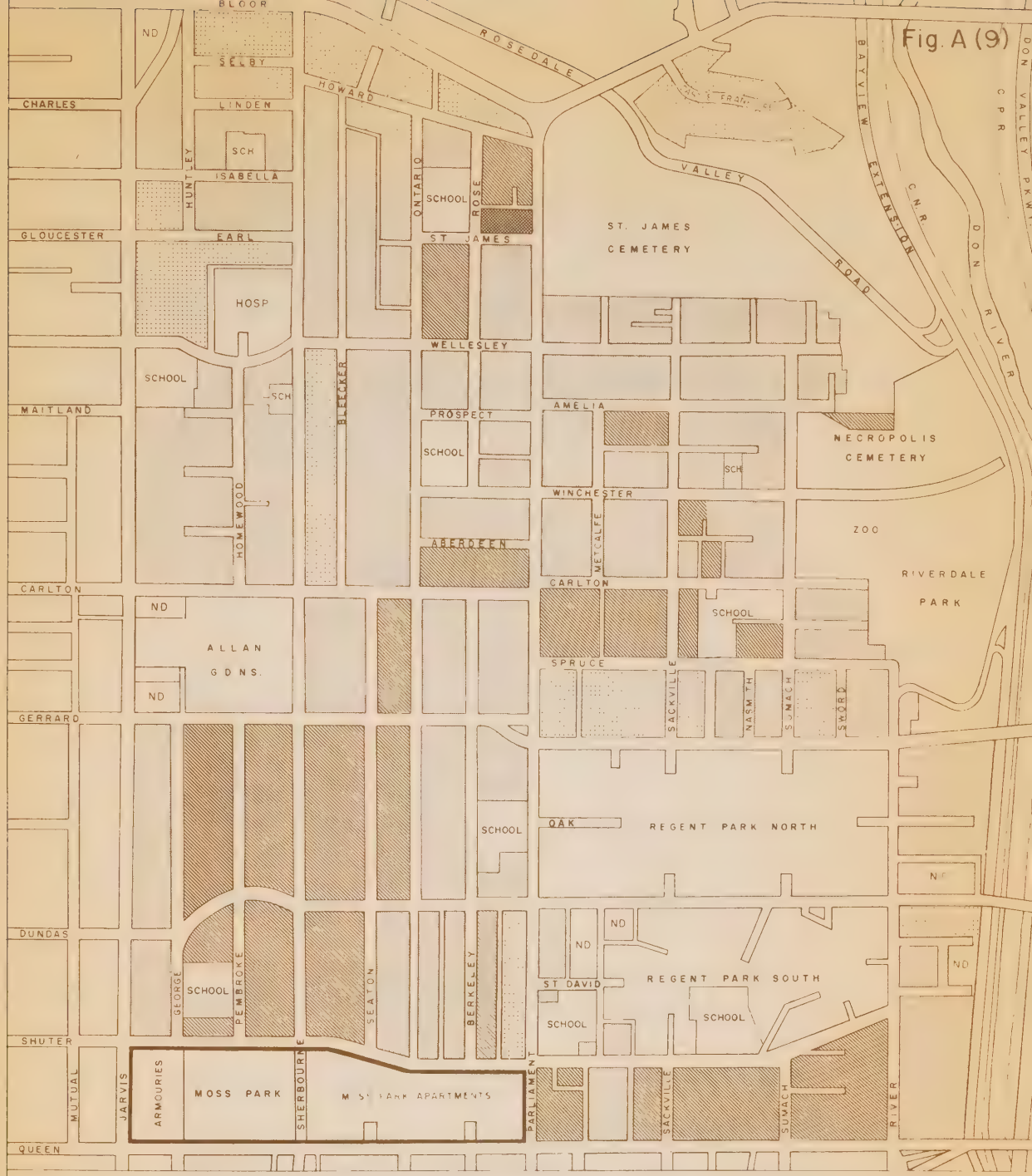
SOURCE · DATA SHEET SURVEY 1961

0 200 400 600 800'

CITY OF TORONTO PLANNING BOARD

SEPT. 1963

DON PLANNING DISTRICT



OVERCROWDING

(RATIO OF PERSONS/ROOMS EXCEEDING 1)
BY % OF OVERCROWDED PROPERTIES PER BLOCK

0 - 10 %
10 % - 25 %
25 % 50 %
OVER 50 %
ND NO DWELLINGS

SOURCE: DATA SHEET SURVEY 1961

0 200 400 600 800'

CITY OF TORONTO PLANNING BOARD

SEPT. 1963

DON PLANNING DISTRICT

Trefann Court

Many external surveys were conducted in the Trefann Court area during 1964-65. The latest survey was made in December, 1965. A few residential, some commercial and most of the industrial buildings were also examined internally. These internal examinations could be made only in those buildings where owners or tenants co-operated. The standards applied to the external building condition survey are given in Appendix A(1).

The condition of residential buildings in the Trefann Court area is shown in Figure A(10) and that of non-residential buildings, in Figure A(11). The condition is also given in the following table:

Table A(2)

Condition of Buildings,
Trefann Court

Use	CONDITION OF BUILDINGS						Total
	Poor		Fair		Good		
	No.	%	No.	%	No.	%	No.
Residential	148	80%	37	20%	-	-	185
Commercial & Office	35	59%	18	31%	6	10%	59
Industrial & Warehouse	7	39%	10	56%	1	5%	18
Institution	-	-	1	-	-	-	1
Total	190	72%	66	25%	7	3%	263

Source: City of Toronto Planning Board survey, December, 1965.

Generally the residential buildings are in poor condition. Those in very poor condition are concentrated west of Sackville Street.

82% of all residential buildings are 60 years old or more.

In the external building survey, as shown above, structural soundness of a building was one of the main criteria. In addition to the above survey, commercial and industrial buildings have also been rated on functional basis into three categories: good, fair and poor. These are shown in Figure A(12). On this basis, more industrial buildings are in poor condition than the ones shown in the external building survey but there is not much change in the rating of commercial buildings.

GOOD

FAIR

POOR

00 50 0 200

TREFANN COURT

DON I PROJECT AREA SUB-AREA A

BUILDING CONDITION RESIDENTIAL

Fig. A (10)

JAN. 56

CITY OF TORONTO PLANNING BOARD

GOOD

FAIR

POOR

100 50 0 200

TREFANN COURT

DON I PROJECT AREA SUB-AREA A

BUILDING CONDITION NON-RESIDENTIAL

Fig. A (II)

CITY OF TORONTO PLANNING BOARD

GOOD

FAIR

POOR

50 0 200

TREFANN COURT

DON I PROJECT AREA SUB-AREA A

FUNCTIONAL RATING OF NON-RESIDENTIAL BUILDINGS

Fig. A (12)

JAN. 1966

CITY OF TORONTO PLANNING BOARD

For functional rating of non-residential buildings, types of construction, adequacy of internal circulation and adequacy of internal services, etc. were evaluated.

(c) Characteristics of Home Occupancy in the Trefann Court Area

The table below shows the owner-occupied* and tenant-occupied homes (structures) in the project area:

Table A(3)

Characteristics of Home Occupancy
Trefann Court

Condition	Owner-Occupied Homes	%	Tenant-Occupied Homes	%	Total
West of Sackville					
Good	-	-	-	-	-
Fair	3	43%	4	57%	7
Poor	26	32%	55	68%	81
	29	33%	59	67%	88
East of Sackville					
Good	-	-	-	-	-
Fair	14	47%	16	53%	30
Poor	28	42%	39	58%	67
	42	43%	55	57%	97
Total Project	71	38%	114	62%	185

The home ownership by absentee landlords (tenant-occupied) in the project area is high. The homes owned by absentee landlords are:

67% of the total homes west of Sackville
57% " " " " east " "
62% " " " " in the entire project

Among poor houses, the ownership by absentee landlords is:

68% of the total poor houses west of Sackville
58% " " " " " east " "
64% " " " " " in the entire project

* Owner-occupied homes also include owner-tenant-occupied homes.

(d) Significant Buildings in the Trefann Court Area

The significant buildings are:

"Good Shepherd Refuge" building at 406 Queen Street East; 3 storeys, built around 1910-20 and renovated recently.

90 Sumach Street leased by the Canadian Broadcasting Corporation; 6 storeys, built 1957-59.

Brewer's Retail Store, 28 River Street; built around 1960.

(e) Circulation and Street System

Don Planning District

The existing street system and proposals for its improvement are described on pages 44 to 46 of the Improvement Programme. The traffic volume on main and local streets during evening peak hour in 1964 is shown in Figure 25 of the Improvement Programme. A chapter is devoted to transportation in the "Don Planning District Appraisal".

Trefann Court

The existing street system is shown in Figure A(13). It is bounded on all sides by arterial streets - Shuter, River, Queen and Parliament Streets.

(f) Parking in the Trefann Court Area

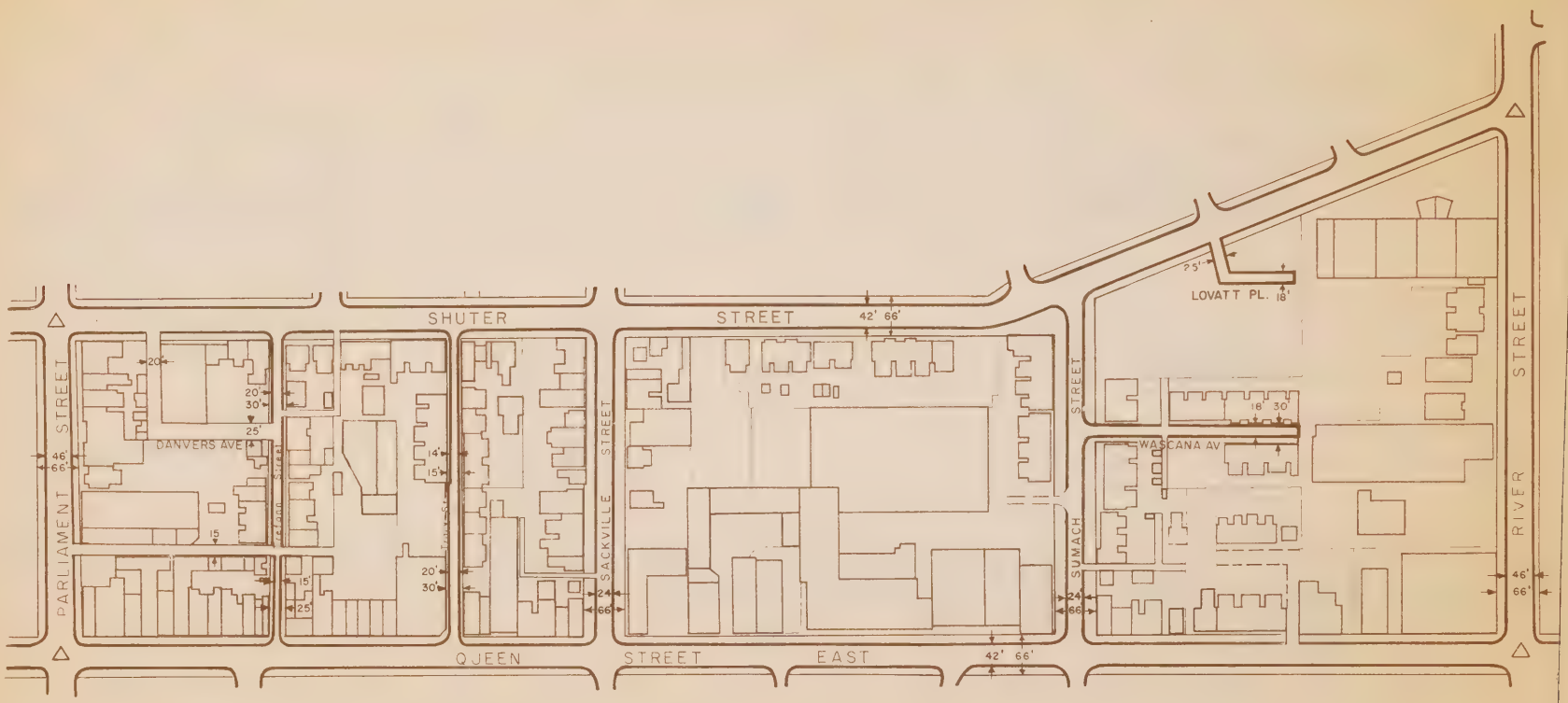
Some industries and offices have their own parking lots but there is no significant commercial lot in the area. Parking is generally deficient and most of the streets are packed with cars. There is no large parking lot in the surrounding area, but the Moss Park and Regent Park South projects have adequate provision for their needs.

(g) Pedestrian Routes in the Trefann Court Area

There are no special pedestrian routes in the project area and pedestrians use the existing streets for circulation.

(h) Existing Utilities in the Trefann Court Area

The existing sewers and water mains are shown in Figure A(14). Main sewers (2' x 3') are located along Sumach and Sackville Streets. The sewer and water services under Tracy and Trefann Streets and Wascana Avenue, serve only the adjacent properties. The existing hydro, gas and telephone services are shown in Figure A(15).



TRAFFIC SIGNALS

PAVEMENT WIDTH

STREET ALLOWANCE

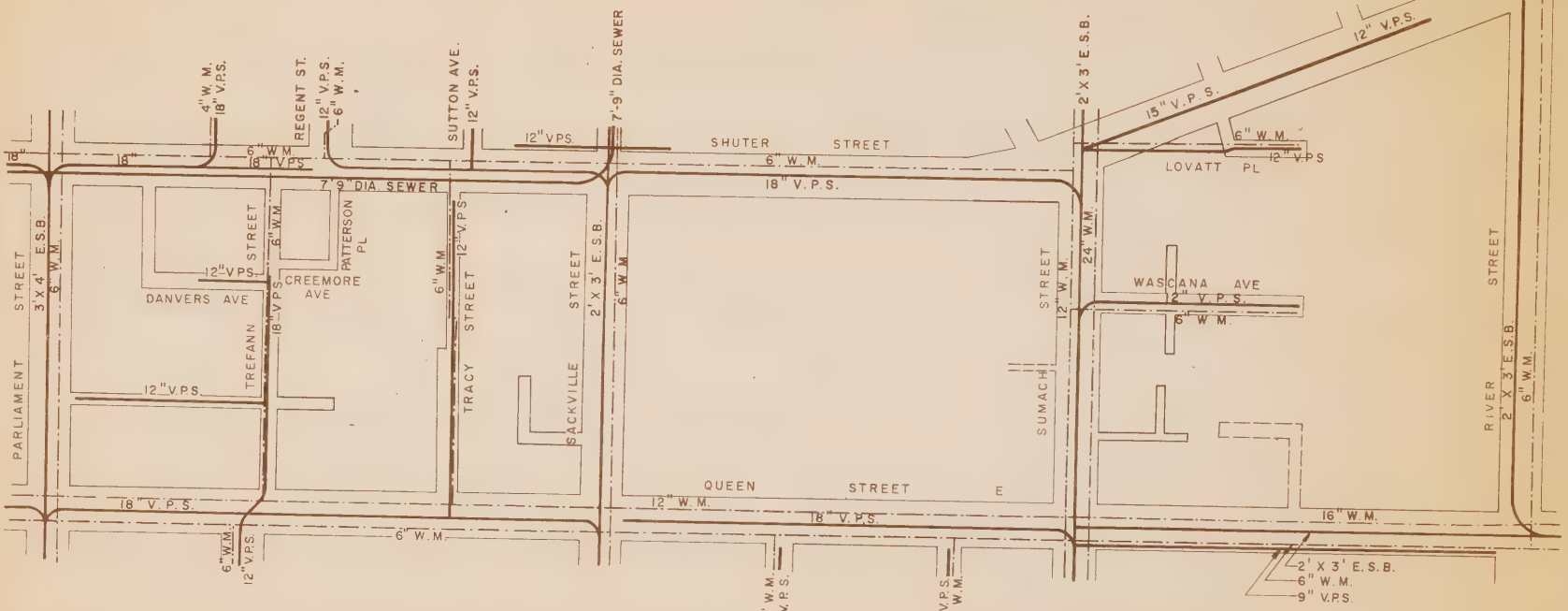
TREFANN COURT

DON I PROJECT AREA SUB-AREA A

EXISTING STREET SYSTEM

Fig. A (13)

AUGUST 1965 CITY OF TORONTO PLANNING BOARD



TREFANN COURT

DON I PROJECT AREA SUB-AREA A

EXISTING PUBLIC SERVICES

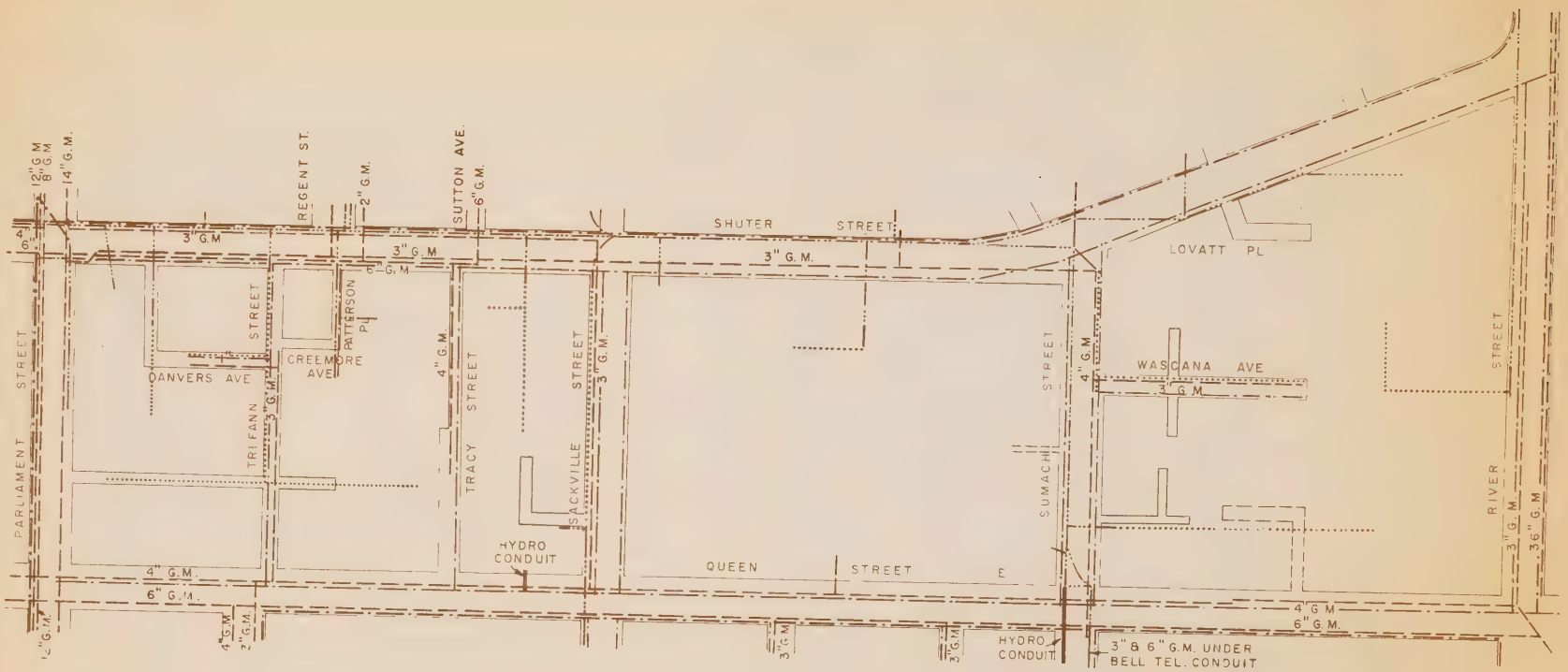
SEWER

WATER MAIN

Fig. A (14)

JAN 1966

CITY OF TORONTO PLANNING BOARD



TREFANN COURT

DON I PROJECT AREA SUB-AREA A

EXISTING PRIVATE SERVICES

GAS MAIN

BELL TELEPHONE CABLE UNDERGROUND

BELL TELEPHONE POLE LINE

TORONTO HYDRO POLE LINE

100' 50 0 200'

JAN 1966

CITY OF TORONTO PLANNING BOARD

Fig. A (15)

2. Social

Don Planning District

The social conditions, including the population trends, ethnic characteristics, age of population and household characteristics are described on pages 37 and 38 and shown in Figure 23 and 24 of the Improvement Programme.

The Don Planning District has more social problems than most parts of the city but these are concentrated in pockets rather than distributed evenly over the whole district. The main problem area is a ten block section bounded by Jarvis-Ontario-Gerrard-Shuter. This section has a population of about 6,300 which is less than 1% of the city's population but it has 23% of the city's drunkenness offenders (1961), 32% of the homeless and transient men and 6% of the unemployed and unemployables receiving welfare assistance from the City. There are about 2,500 homeless single men of whom 1,000 are in City and Salvation Army hostels.

The social survey indicated that the Trefann Court Project area is not much of a social problem area. Mainly the physical conditions are poor. Therefore, detailed information on social problems was not collected for this area.

(a) Population in the Trefann Court Area

Population by blocks is given below:

Table A(4)

Population by Block, Trefann Court

Block*	Number of Persons
18	149
19	225
20	236
21	242
22	405
Total	1,257

Source: D.B.S. Census, 1961, Census Tract 102.
* For block numbers, see Figure A(6).

Detailed information on number of families and family compositon in Trefann Court is not available and would require a door-to-door survey. Such a survey should be made after agreement on the project has been entered into with the senior governments to avoid premature concern among the residents.

(b) Ethnic Groups in the Trefann Court Area

Before 1900, the whole Don Planning area was predominantly occupied by people of British descent. In 1961, they made up more than 55% of the Don Planning area and about 50% of the total population in the Trefann Court Project. The rest were largely from other European countries.

(c) Overcrowding in the Trefann Court Area

Overcrowding in Trefann Court is given in the table below:

Table A(5)

Overcrowded Residential Buildings, Trefann Court

Project Area	Total Number of Residential Buildings	OVERCROWDED BUILDINGS More than one person to a habitable room*	
		Number	Percent
West of Sackville	88	30	34
East of Sackville	97	31	32
Total	185	61	33

Sources: City of Toronto Planning Board Data Sheet Survey, 1961.

Note: Residences over commercial properties are not included.

* "Habitable room" means a room, in a dwelling unit, used or intended to be used to living, sleeping, cooking or eating purposes.

33% of the houses (structures) in the project area are overcrowded. This overcrowding is high compared to the average overcrowding in the central areas of the city, which is 23%.

3. Economic

(a) Occupation and Income

Don Planning District

Types of occupation and income are described on pages 38 and 39 of the Improvement Programme.

Trefann Court

In Trefann Court most of the working residents are connected with service and retail stores, industries and transportation. Many residents and shopkeepers of long standing in the area were contacted for their opinion on income range. It is estimated that the average family income in the project area would be somewhere between $3,600 and $3,800 per year. The average family income for the whole of Census Tract 102, which also includes Regent Park North and South Housing Projects, is $3,665 per year.

(b) Rents in the Trefann Court Area

Many older residents in the Trefann Court area were contacted for information on the prevailing average rents in the area. The normal range for the rent of a three-bedroom house is $90 to $110 per month. The rents are a little higher in the apartments on the upper floors of commercial buildings fronting on Queen Street. A single room is normally rented from $8 to $12 per week.

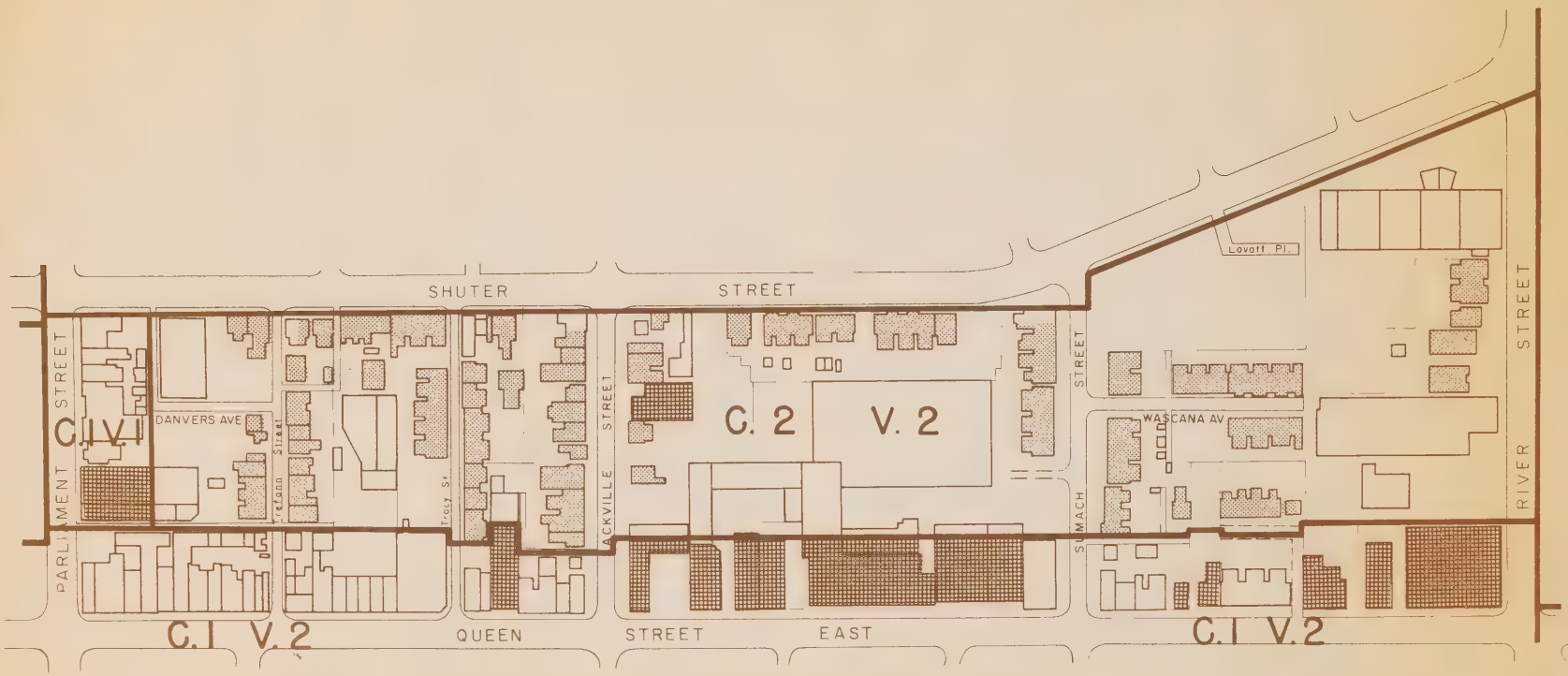
Building and land assessment, taxes and recent sales in the Trefann Court area are given in Appendix A(2).

4. Municipally-owned Property in the Trefann Court Area

The City of Toronto owns four vacant lots in the Trefann Court Project area. These are shown in Figure A(17) and their total area is 7,000 square feet.

5. Zoning in the Trefann Court Area

The existing zoning in the Trefann Court area is shown in Figure A(16). Non-conforming uses are also shown.



NON-CONFORMING USES

RESIDENTIAL

INDUSTRIAL

100' 50' 0 200

TREFANN COURT

DON I PROJECT AREA SUB-AREA A

EXISTING ZONING

Fig. A(16)

JAN. 1966

CITY OF TORONTO PLANNING BOARD

PROPOSALS

1. Buildings and Works Recommended for Acquisition and Clearance

The acquisition and clearance of properties in the Trefann Court Project are shown in Figure A(17). The whole project area is divided into two blocks - A and B - as shown in Figure A(17). It is proposed to acquire and clear in Stage I, all properties in Block A with the exception of properties from 348 to 406-12 Queen Street East and three properties fronting on Parliament Street, 187 and 191 Parliament Street and the vacant lot to the south. Two rear vacant lots forming part of the properties at 406-12 Queen Street (Good Shepherd Refuge) and 90 Sumach Street (leased by C.B.C.) are also proposed for acquisition. These lots are used for parking. The cleared site in Block A is proposed for public housing and the acquisition of these two rear lots will assist in making a suitable area for the new housing project. The owners of these properties have already been consulted and their needs suggest that lots of similar sizes may be offered to them for sale adjacent to their properties on Queen and Shuter Streets. The inclusion of houses from 439 to 463 Shuter Street in Block A provides the land necessary to satisfy the parking requirements of the C.B.C.

The properties omitted are mainly commercial with some industrial. The estimated acquisition cost per square foot of these properties is the highest in the whole project area. The Queen-Parliament intersection is more suitable for commercial than residential use. It is suggested that these omitted properties along with the commercial stores on Queen Street in the Moss Park area and the stores on the south side of Queen Street may be studied for commercial rehabilitation and redevelopment in the near future.

Block B is designated for industrial and commercial uses and the acquired land would be used to facilitate the existing industrial and commercial establishments in their expansion or for providing off-street parking and loading, etc. or for new development to accommodate new industries. Many vacant lots have also been included in the acquisition programme in order to assemble sizeable parcels for redevelopment.

Clearance in Block B would be undertaken at a later date, as Stage II, after Block A is completed or is underway.

The acquisition and clearance operations are shown in the table on the next page.

HOUSES IN POOR CONDITION

ACQUISITION AND CLEARANCE

V VACANT

C CITY OWNED LAND

BOUNDARY OF TREFANN COURT PROJECT AREA

100 0 100 200 300 400

FEET

JANUARY 1966

TREFANN COURT

DON I PROJECT AREA SUB-AREA 'A'

ACQUISITION AND CLEARANCE AREAS

Fig. A (17)

CITY OF TORONTO PLANNING BOARD

Table A(6)

Number of Properties to be Acquired and Cleared,
Assessment and Lot Area,
Trefann Court

Use	No. of Properties	ASSESSMENT Building $	Land $	Total $	LOT AREA Sq.Ft.	Acres
Residential:						
Block A	114	189,280	84,176	273,456	160,700	3.69
Block B	71	167,244	54,637	221,881	115,700	2.65
	185	356,524	138,813	495,337	276,400	6.34
Commercial & Offices:						
Block A	23	93,350	53,381	146,731	49,000	1.12
Block B	7	15,500	12,899	28,399	11,200	0.26
	30	108,850	66,280	175,130	60,200	1.38
Industrial & Warehousing:						
Block A	8	134,910	66,070	200,980	77,000	1.77
Block B	4	69,900	50,785	120,685	81,100	1.86
	12	204,810	116,855	321,665	158,100	3.63
Vacant Land Private:*						
Block A	13	-	44,890	44,890	58,000	1.33
Block B	3	-	17,400	17,400	57,800	1.33
	16	-	62,290	62,290	115,800	2.66
Vacant Land City-owned:						
Block A	4	-	4,940	4,940	7,000	0.16
Block B	-	-	-	-	-	-
	4	-	4,940	4,940	7,000	0.16
Total Block A	162	417,540	253,457	670,997	351,700	8.07
Total Block B	85	252,644	135,721	388,365	265,800	6.10
Total Project	247	670,184	389,178	1,059,362	617,500	14.17

* Parking lots are included.

The area of public streets and lanes to be closed in Block A is 60,000 sq.ft. or 1.4 acres and in Block B, 15,000 sq.ft. or 0.3 acres. There is one private lane in Block B between 534 and 540 Queen Street which is proposed for closure and has an area of 4,500 sq.ft. or 0.1 acre. The total area of all streets and lanes to be closed in the entire project is 79,500 sq.ft. or 1.8 acres, which added to the area of the acquired properties is 697,000 sq.ft. or 16.0 acres.

The external condition of those buildings which are proposed for acquisition is as follows:

Table A(7)

Condition of Buildings Proposed for Acquisition, Trefann Court

Use	CONDITION			Total
	Good	Fair	Poor	
Residential:				
Block A	-	24	90	114
Block B	-	13	58	71
	-	37	148	185
Commercial & Office:				
Block A	2	3	18	23
Block B	-	-	7	7
	2	3	25	30
Industrial & Warehousing:				
Block A	1	4	3	8
Block B	-	1	3	4
	1	5	6	12
Total	3	45	179	227

Some residential and non-residential buildings in fair and good condition have also been slated for acquisition and clearance. Their locations are such that without their inclusion it was not possible to assemble a large enough housing site.

2. Number of Persons to be Displaced and Rehoused

The total population of the project area in 1961 was 1,257 persons. About 1,120 persons accommodated in 255 dwelling units would be displaced due to acquisition and clearance in the project area. The details are as follows:

	Population	Dwelling Units
Population displaced:		
Residential		
Block A	600	145
Block B	440	85
	1,040	230
Commercial and Industrial		
Block A	55	17
Block B	25	8
	80	25
Total	1,120	255

About 80 persons accommodated in 25 dwelling units are living on the upper floor of those commercial stores on Queen Street which will not be acquired. In addition, 10 to 15 persons normally stay in the hotel at 498 Queen Street and 30 to 50 persons are given shelter in the "Good Shepherd Refuge" building at 406-12 Queen Street which provides temporary accommodation to persons with social problems.

3. Redevelopment Plan

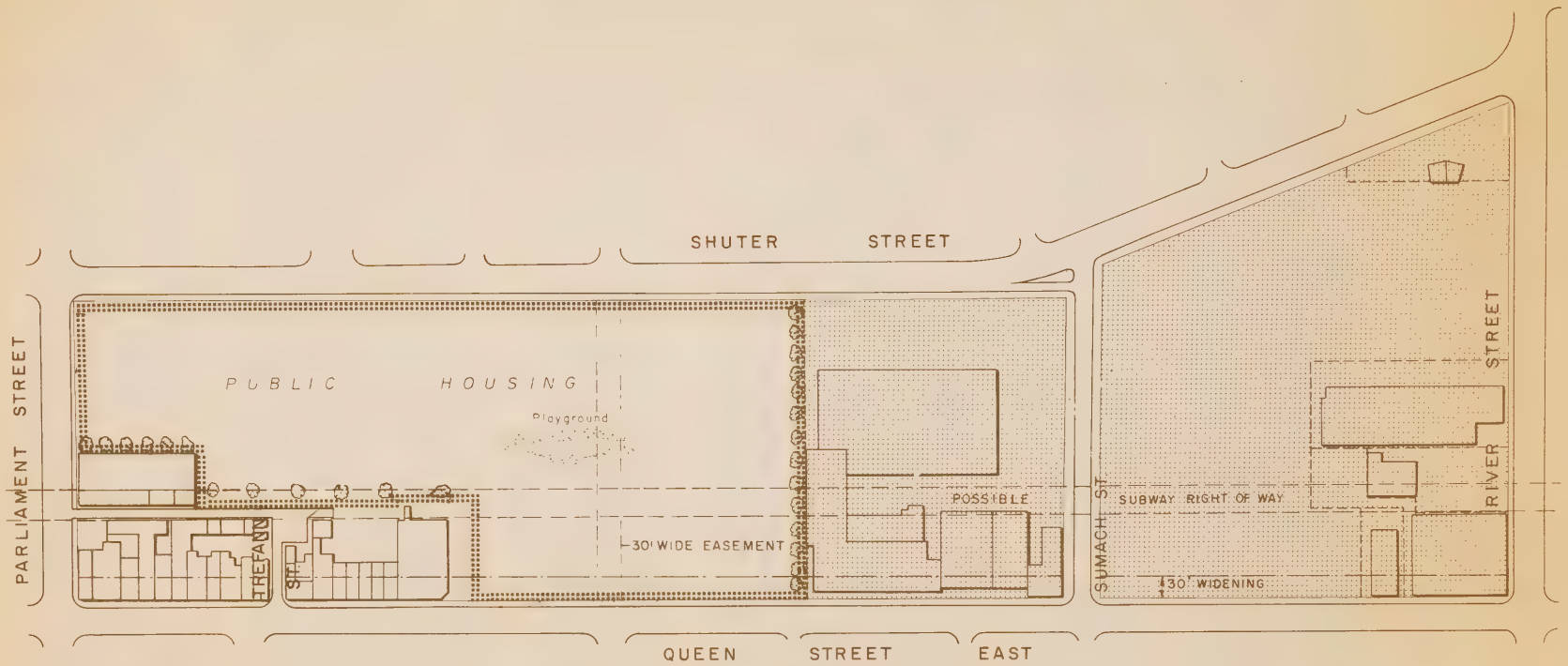
The general plan for renewal is indicated in Figure A(18).

697,000 sq.ft. or 16.0 acres of land is suggested for clearance and the proposed re-use is as follows:

Public Housing	-	384,500	sq.ft.	or 8.83	acres
Re-sale for Industry	-	311,000	"	" 7.14	"
Lane Improvement	-	1,500	"	" 0.03	"

The public housing site occupies the westerly section of the cleared land with the exception of the Queen Street commercial frontage next to Parliament Street. The buildings on this frontage are in fair to poor condition but are considered on the average to be in slightly better condition than those remaining in Moss Park. It is hoped that this commercial section may be improved by private initiative through the impact of the redevelopment. If this does not occur a separate redevelopment plan may be considered for the Queen Street commercial frontage in the Moss Park and Trefann Court areas when renewal for the area south of Queen is undertaken.

Although most of the commercial frontage will be retained a substantial extension of shopping facilities is not warranted. A sizeable shopping centre would create traffic difficulties and would compete with established centres at Parliament and Gerrard and Queen and Broadview. These two existing centres serve the district well.



TREFANN COURT

DON I PROJECT AREA SUB-AREA 'A'

REDEVELOPMENT PLAN

RESIDENTIAL

INDUSTRIAL

100' 50' 0 200'

JAN 66

CITY OF TORONTO PLANNING BOARD

Fig. A (18)

Because of the intense need for public housing accommodation, particularly in the central part of the city, the amount of land for this use has been increased over that shown in the Don Planning District Appraisal. The land remaining for industrial use is considered to be of reasonable size, shape and location to test the demand for industrial sites in this area and will be suitable for multi-storey industrial buildings designed for multiple rental occupancy.

The public housing site forms a super-block due to the closing of all existing streets and lanes inside the site. These closings will eliminate all vehicular traffic through the project and will release approximately one additional acre of land for housing.

The closed streets will be used to service the new housing project wherever practical. It is anticipated that a public transit line on its own right-of-way or a subway line may be established along Queen Street in the not-too-distant future. Preliminary studies indicate that this line may best be located at the rear of the existing frontage on the north side of Queen Street. The redevelopment plan provides for this by reserving a right-of-way which may be used for parking and other open space purposes. This arrangement will provide a suitable buffer between the housing and the unattractive rear portions of the remaining commercial buildings on Queen Street. A visual division can be provided through landscape design both for this area and for the easterly limits of the project.

Widening of Queen Street has been considered from time to time but to-date no decision has been taken by City Council. In order to provide for this eventuality it is suggested that the residential buildings be set back 30 feet rather than the required 20 feet, and that this same provision be sought in the layout of the industrial section.

The easterly boundary of the housing site is located at the western end of the substantial commercial building occupied by the C.B.C. This relatively new building constitutes a natural barrier to any further extension of the housing site. Its design and use makes it a suitable neighbour for the housing project providing attention is paid to the design of the boundary area. At present this building has no appropriate front yard and is squeezed in between poor residential buildings and an obsolete industrial structure which will probably be demolished by its present owner when the industrial renewal phase is begun.

The housing project will occupy some 13,000 sq.ft. of vacant land now in use as a parking lot for the C.B.C. building. This lot, although in the same ownership, has no direct access to the existing building. It is proposed to sell all or part of the cleared land between the building and Shuter Street to the owner of the building. In this way the building will be provided with more efficient parking facilities and an appropriate set-back.

A somewhat similar arrangement has been discussed with the members of the clergy in charge of the "Good Shepherd Refuge" at 406-12 Queen Street East. It is proposed that 6,000 square feet of the rear of their property will be acquired and they will be offered enough land on the eastern boundary of their building to provide for parking and access to the rear of the structure.

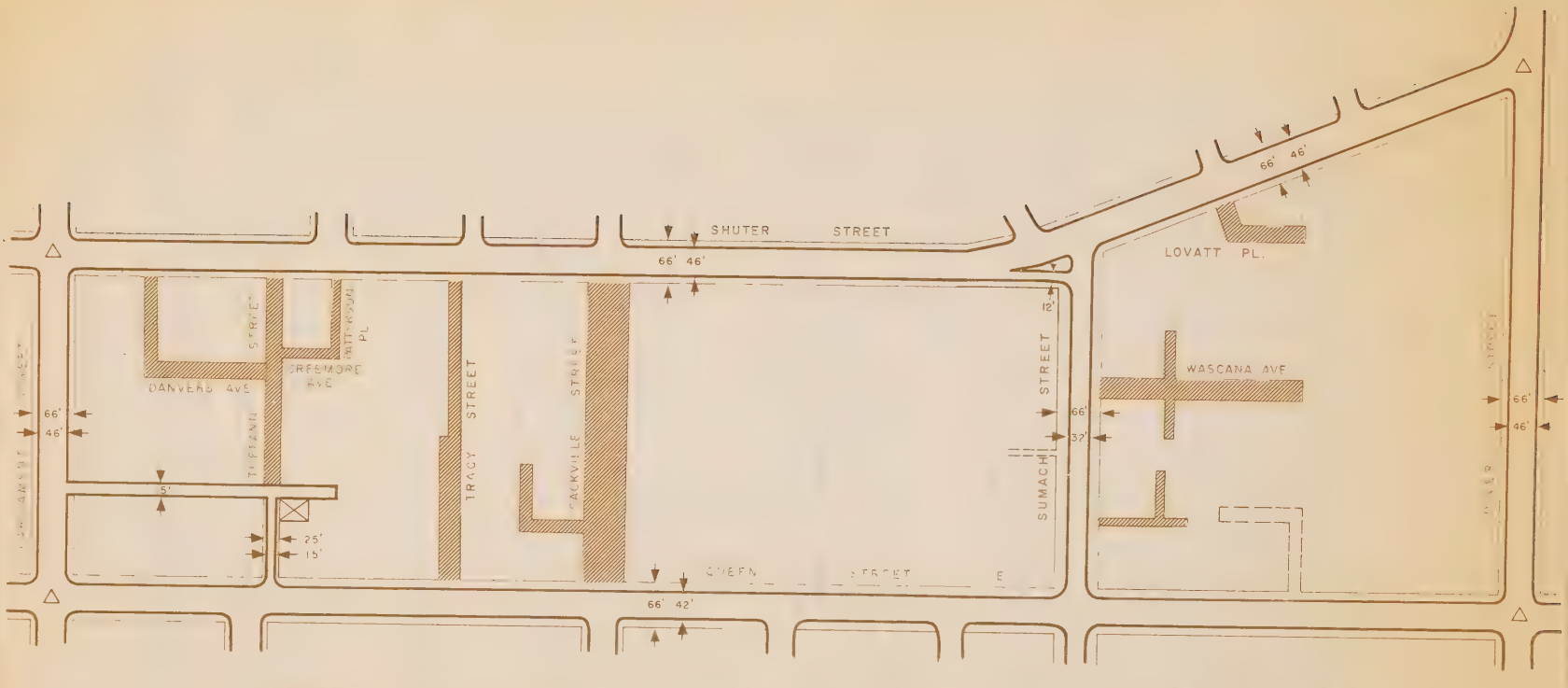
It is proposed that the industrial lands be offered through public tender for sale or lease in several large parcels. It is anticipated that several of the larger developers in the city will be interested in preparing proposals for the speculative construction of multi-level industrial buildings for rent to a number of small and medium sized businesses. The proposed zoning for the area is C.2 V.2 which is a continuation of the present zoning with the exception of the Queen Street frontage, now zoned C.1 V.2.

4. Public Services

(a) Street Pattern

Figure A(19) shows the proposed street pattern. The project area will be served by the four arterial streets which surround the area: Queen, Shuter, Parliament and River Streets. Only Sumach Street will remain open inside the area bounded by the arteries. Sumach Street will service the industrial area and will allow a suitable north-south circulation in the interior of the area.

The control of pedestrian traffic across Shuter Street has been a problem for some time. A certain amount of this traffic is generated by the two elementary schools on the north side of Shuter. Accident records show a large number of collisions between automobiles and children travelling either on foot or by bicycle. At the present time there are pedestrian safety crossings at Sackville and Sumach Streets. These have been the scene of many rear end collisions, and, according to local residents, many of these are apparently not reported to the police. A number of methods of pedestrian control have been carefully considered and the following one has been chosen: prefabricated concrete planting boxes will be placed along the curb sides of the north and south sidewalks on Shuter. Breaks in the continuous planter will be made where pedestrian crossings are desired. A pedestrian operated traffic signal will be located across from Park School. The planters will contain shrubs or other plant material and trees will be placed in the channel at regular intervals. In addition to providing a firm measure of pedestrian control the planters will also enhance the appearance of the street and aid in the rehabilitation of the area in general. This technique is less expensive than most of the others considered and it is anticipated that it will prove much more effective as well. It is the only scheme which effectively controls the access of pre-school aged children to Shuter Street.



STREET OR LANE REMOVED

LANE IMPROVEMENT

TRAFFIC SIGNALS

PAVEMENT WIDTH
STREET ALLOWANCE

200'

TREFANN COURT

DON I PROJECT AREA SUB-AREA A

PROPOSED STREET SYSTEM

Fig. A (19)

JAN. 66

CITY OF TORONTO PLANNING BOARD

The lane at the rear of the remaining Queen Street commercial frontage will be improved. Trefann Street between the lane and Queen Street will be improved to serve as access both to the lane and to one of the parking lots serving the public housing project. Some 1,500 sq.ft. of land obtained through clearance of two residential buildings (Nos. 1 and 3 Trefann Street) will be used to improve the turning movement at the intersection of the lane and Trefann Street. Part of this land will accommodate 5 metered public parking spaces.

All services on or under the closed streets and lanes will be removed or abandoned with the exception of the sewer under Sackville Street. A thirty foot wide easement is proposed and it is not anticipated that this easement will present any difficulty for the design of the public housing project.

(b) Sewers and Watermains

The proposed sewer system is shown in Figure A(20). All sewers in the closed streets can be abandoned with the exception of Sackville Street. A thirty foot wide easement will be provided for this remaining sewer. The sewers proposed to be abandoned may be used to serve any new requirement if this proves to be practical.

In line with the overall new sewer policy of the City of Toronto new storm sewers are proposed for all the arterial streets surrounding the project area so that the new drains within the renewal area may separate sanitary and storm flow and relieve flooding in the existing inadequate sewer. Only a proportion of the cost of the new sewers has been applied to the renewal area and included in the estimated costs. Appendix A(4) shows both the total estimated costs of the proposed storm sewer by sections and the cost applied to the renewal area.

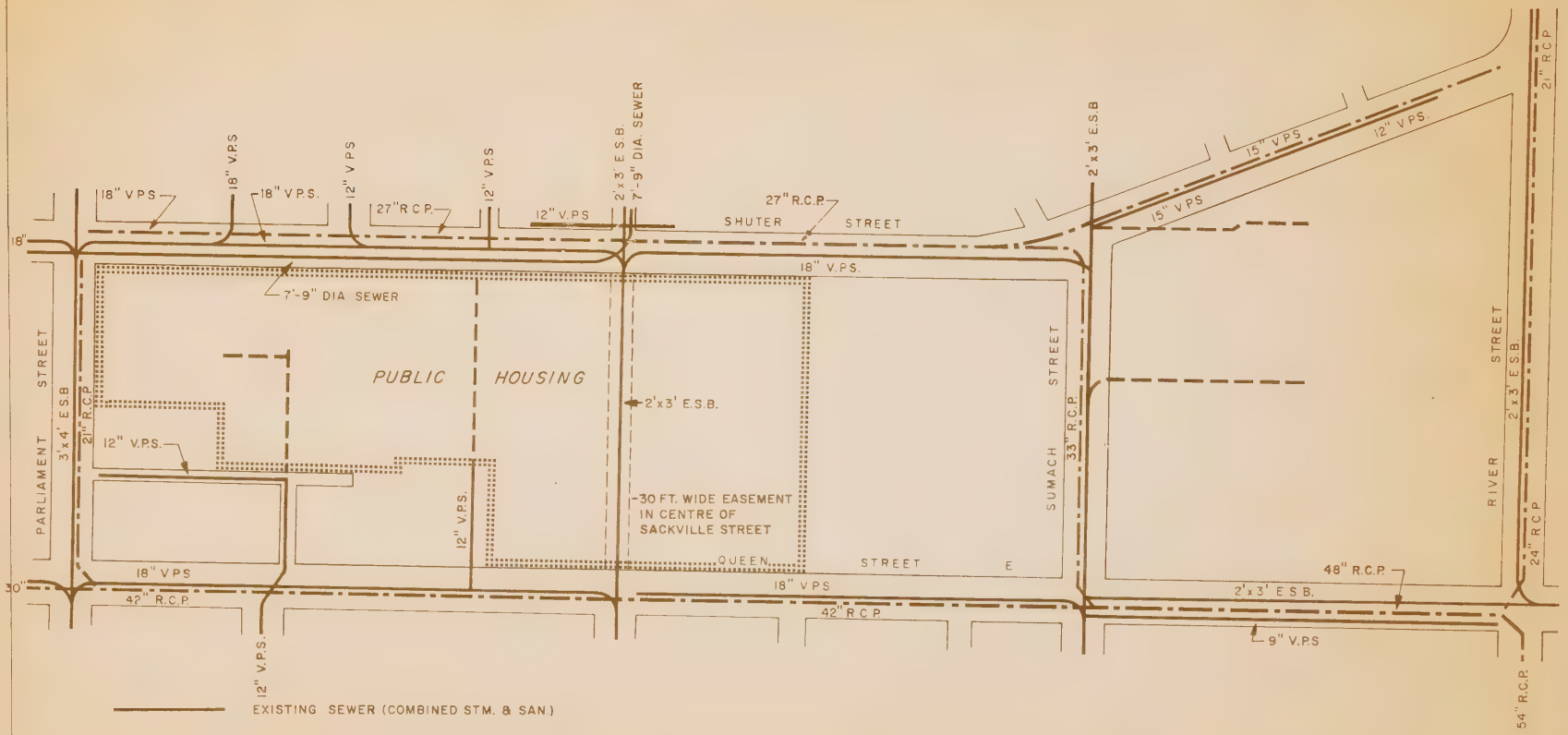
The proposed water main system is shown in Figure A(21). The water mains are adequate in the area, therefore no improvement is proposed.

5. Private Utilities

The private utility companies have said in statements to the City Planning Board that they have no objections to the proposed scheme from the point of view of their respective utilities.

The hydro-electric services will be placed underground wherever practical. Figure A(22) shows the proposed hydro-electric system. All wiring will be placed underground on the following places:

- On both sides of Shuter Street between Parliament and River Streets;



TREFANN COURT

DON I PROJECT AREA SUB-AREA A

PROPOSED SEWER SYSTEM

Fig. A(20)

JAN. 1966

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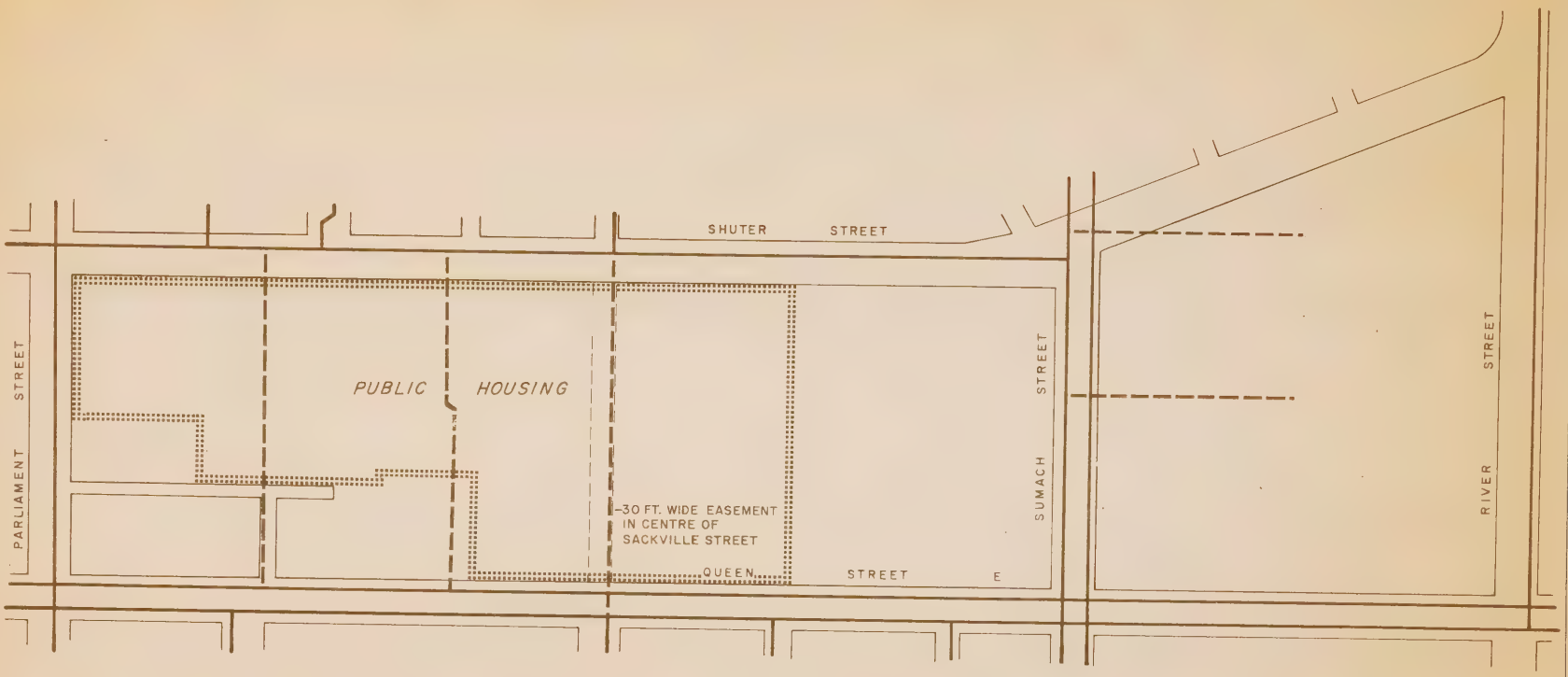


EXISTING WATER MAINS TO REMAIN

WATER MAINS TO BE ABANDONED

TREFANN COURT

DON I PROJECT AREA SUB-AREA A

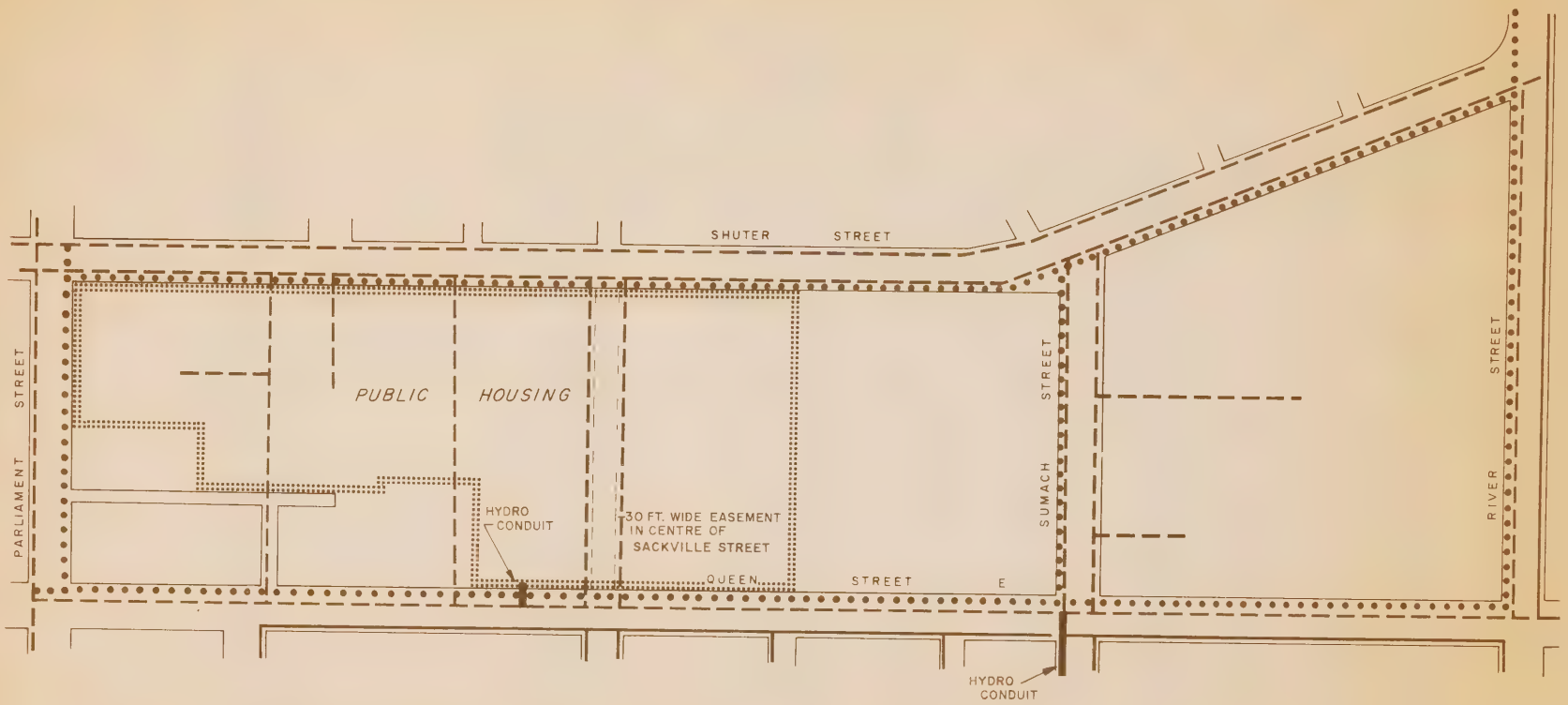
PROPOSED WATER MAIN SYSTEM

100' 50 0 200'

JAN. 1966

CITY OF TORONTO PLANNING BOARD

Fig. A (21)



EXISTING POLE LINE TO REMAIN

PROPOSED NEW UNDERGROUND SERVICES

POLE LINE TO BE ABANDONED

100' 50 0 200'

TREFANN COURT

DON I PROJECT AREA SUB-AREA A

PROPOSED HYDRO SYSTEM

Fig. A(22)

JAN. 1966

CITY OF TORONTO PLANNING BOARD

- On both sides of Sumach Street between Shuter and Queen Streets;

- On the west side of River Street between Shuter and Queen Streets;

- On both sides of Parliament Street between Shuter and Queen Streets;

- On the north side of Queen Street from Parliament to River Streets; the present overhead connections to the commercial building between Parliament and Tracy Streets will be retained but improved;

- The T.T.C. feeder on the east side of Parliament from Shuter to Queen will be placed underground but supporting cables and trolley lines will, of course, remain on both Queen and Parliament Streets.

Modern street lighting will be provided for all the arterial streets surrounding the project area as well as for Sumach Street and for the public housing project.

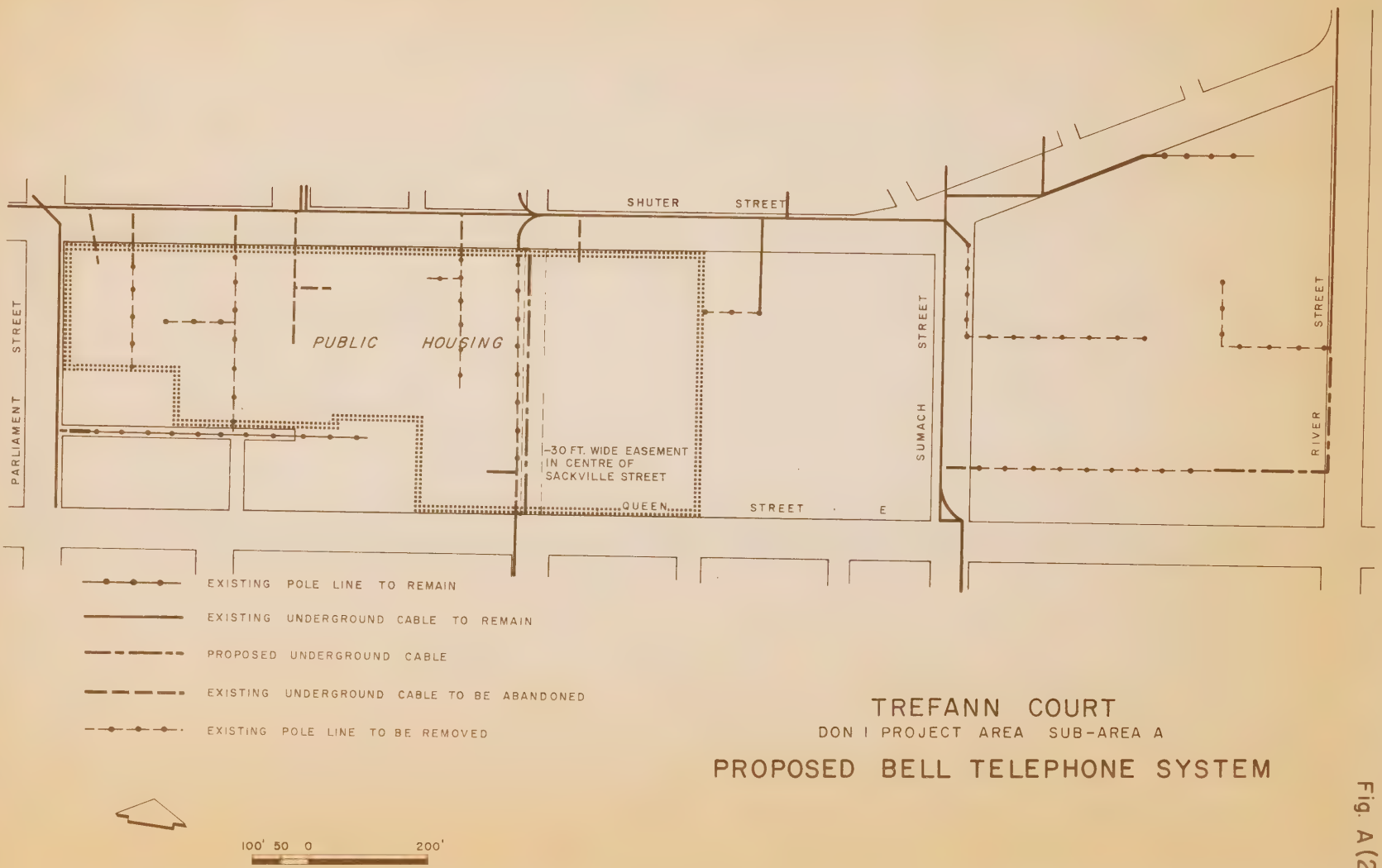
The gas and telephone services will be removed from the closed streets and lanes. New requirements can be supplied with minor expenditure from the existing services on the arterial streets surrounding the project area. Both gas and telephone services are now underground on these streets. Figures A(23) and A(24) show the proposed telephone and gas systems respectively.

6. Public Housing

The composition of the proposed public housing project by unit size was arrived at after discussions with officials of the Metropolitan Toronto Planning Board. It was first agreed that the overall composition of four projects would conform to the figures given below:

Bachelor	5%
1 Bedroom	5%
2 "	30%
3 "	35%
4 "	20%
5 "	5%

The Blake Street project was later dropped from the list and the composition of the Trefann Court project was revised to maintain an overall composition close to the figures requested by Metro.



TREFANN COURT

DON I PROJECT AREA SUB-AREA A

PROPOSED BELL TELEPHONE SYSTEM

Fig. A (23)

JAN. 1966

CITY OF TORONTO PLANNING BOARD

EXISTING GAS MAINS TO REMAIN

GAS MAINS TO BE ABANDONED

100' 50 0 200'

TREFANN COURT

DON I PROJECT AREA SUB-AREA A

PROPOSED GAS MAIN SYSTEM

Fig. A(24)

JAN. 1966

CITY OF TORONTO PLANNING BOARD

Site Planning

It is intended that the final site plan be developed by the project architect in conjunction with the Ontario Housing Corporation and the City of Toronto. It is suggested that the following factors be taken into account during the preparation of the plan:

- the most suitable building type for the larger units is probably some form of row housing.

- high rise or walk-up apartment buildings might be used for units containing 2 bedrooms or less.

- some commercial buildings will remain on Queen Street near Parliament and the view from the north side of these properties will probably continue to be unattractive. This suggests that any high rise buildings considered be located either in the easterly section of the site, or, if located in the westerly section, should not have a southern view.

Preliminary work on site planning indicates that three-storey row houses and an apartment building of about 8 storeys would be suitable for the proposed composition.

Some two storey row houses may possibly be worked into the design by placing three-bedroom units on the ground floor of the apartment building and by placing some of the three-bedroom units in walk-up blocks.

The area of the site proposed for public housing is 384,500 sq.ft. or 8.83 acres. The housing project population composition, accommodation and building types are given in the tables on the following pages.

Table A(8)

Housing Project Population Composition
Trefann Court

Household Characteristics*	No. of Units		% of Units	No. of Persons**		% of Persons	No. of Children
Couple + 0 children) Couple + 0 children + 1)	12) 2)	14	5.5	24) 6)	30	2.5	-
Couple + 1 child) Couple + 1 child + 1)	44) 4)	48	19.0	132) 16)	148	13.0	48
Couple + 2 children) Couple + 2 children + 1)	56) 6)	62	25.0	224) 30)	254	22.0	124
Couple + 3 children) Couple + 3 children + 1)	34) 4)	38	15.0	170) 24)	194	16.5	114
Couple + 4 children	76)	76	30.5	456)	456	39.0	304
Couple + 5 children	12)	12	5.0	84)	84	7.0	60
Total		250	100.0		1,166	100.0	650

* Where "+1" occurs, this refers to a single person closely related to the couple.
** Includes children.

Table A(9)

Housing Project Accommodation
Trefann Court

Household Characteristics*	1 B.R.	2 B.R.	3 B.R.	4 B.R.	Total
Couple + 0	12				12
Couple + 0 + 1		2			2
Couple + 1		44			44
Couple + 1 + 1			4		4
Couple + 2		28	28		56
Couple + 2 + 1				6	6
Couple + 3			34		34
Couple + 3 + 1				4	4
Couple + 4			38	38	76
Couple + 5				12	12
Total	12	74	104	60	250
Percent	5.0	30.0	41.0	24.0	100.0

* Where "+1" occurs, this refers to a single person closely related to the couple.

Table A(10)

Distribution of Units by Building Types
Trefann Court

Building Type		UNITS Number	UNITS Type
Apartment Building		12	1 Bedroom
		74	2 "
		86	
Row Houses	(3 storeys)	104	3 Bedroom
"	" "	60	4 "
		164	

In the new housing project of 8.83 acres, it is proposed to accommodate 1,166 persons including 650 children in 250 units. This schedule is based on:

132 persons/acre
74 children/acre
28 housing units/acre

7. Future Population in the Trefann Court Area

The future population is estimated as follows:

Existing total population in Block A	770	
Existing total population in Block B	487	
		1,257
Population displaced from clearance in Block A	655	
Population displaced from clearance in Block B	465	
		1,120
Residual population in Block A	115	
Residual population in Block B	22	
		137
New housing population	1,166	
Residual population	137	
Estimated future population		1,303

In the estimated future population of about 1,300 persons, it is expected that 1,240 to 1,260 persons will be resident tenants and owners in the area (1,160 to 1,170 new housing population and 80 to 85 residual population) and about 50 to 60 persons will be transients living in the hotel and Good Shepherd Refuge.

The estimated future population of children 0 to 18 years of age in the Trefann Court Project is about 700 (650 in the new housing project and 40 to 50 in the residual population). About 425 to 450 children are anticipated to attend public and separate elementary schools (Kindergarten, Opportunity and Grades 1 to 8). The enrolment from the Trefann Court area during 1965 in Regent Park and Park Schools was about 295 and in St. Paul Separate School, it was 128. The total enrolment was 420 to 425. The public schools are at full capacity but it is expected that the estimated increase of 25 children in the elementary schools which would be spread over all the classes could be absorbed within the present capacities of the three schools. The public school capacity may be taxed if the present proportion of separate school children in the Trefann Court area is appreciably reduced in the new housing project.

8. Conformity of the Trefann Court Redevelopment Plan with the City Official Plan and Proposed Zoning

The proposal of the Trefann Court scheme generally conforms to the Official Plan of the City of Toronto, but some amendments to the Official Plan and the Zoning By-law would be required to implement the scheme. It is suggested that the request for amendments to the Official Plan should be made to the Provincial Minister of Municipal Affairs after the senior governments approve the scheme and agree to participate. Existing zoning in the Trefann Court area is shown in Figure A(16) and proposed zoning in Figure A(25). The amendments to the Official Plan would be as follows:

- The commercial frontage along Parliament Street from Shuter Street to the service lane at the rear of Queen Street shops should be amended from commercial to residential.

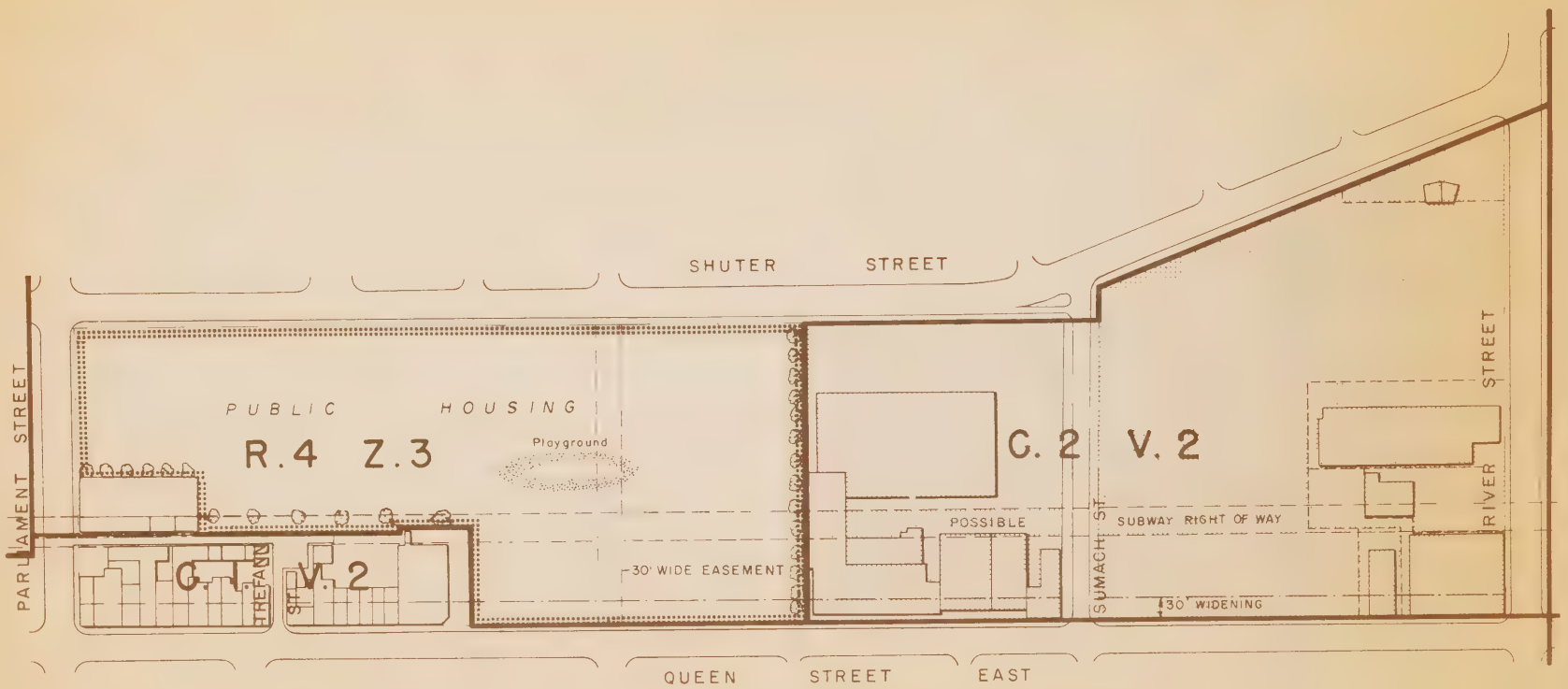
- The commercial frontage along Queen Street which is included in the proposed public housing site should be amended from commercial to residential.

- The remaining proposed public housing site should be amended from industrial to residential. The commercial strip on Queen Street in the proposed industrial area should be amended from commercial to industrial.

The following zoning changes would also be required:

- The remaining commercial strip along Parliament Street from the rear service lane to Shuter Street should be amended from C.1 V.1 to R.4 Z.3.

- The commercial strip along Queen Street which is included in the proposed public housing site should be amended from C.1 V.2 to R.4 Z.3.



RESIDENTIAL

INDUSTRIAL

100' 50' 0 200'

TREFANN COURT

DON I PROJECT AREA SUB-AREA 'A'

PROPOSED ZONING

Fig. A (25)

JAN 66

CITY OF TORONTO PLANNING BOARD

- The remaining public housing site should be rezoned from C.2 V.2 to R.4 Z.3.

- The commercial strip along Queen Street which is included in the proposed industrial area should be rezoned from C.1 V.2 to C.2 V.2.

PROGRAMMES AND METHODS OF IMPLEMENTATION

1. Provincial and Municipal Controls

The City has the following controls for regulating land use and building standards. They are all enforced and are as follows:

(a) Zoning By-law No. 20623 - Passed in April, 1959.

To regulate the use of land and the erection, use, bulk, height, spacing and other matters relating to buildings and structures and to prohibit certain uses of lands and the erection and use of certain buildings and structures in various areas of the City of Toronto.

(b) Building By-law No. 9868 - To regulate the erection and provide for the safety of buildings. Enacted in December, 1923. A uniform Metro-wide by-law is being prepared.

The above by-law also includes protection against termites. The City has recently passed another By-law No. 22272, passed by City Council on October 26, 1964, to control termite spread and to provide assistance up to $250 maximum to home owners.

(c) The Housing Standards By-law No. 22544.

A revised comprehensive standard of maintenance and occupancy of housing by-law was passed by City Council in July, 1965. City Council also approved, in April, 1965, the following recommendation from the Committee of Buildings and Development regarding the policy of requiring minimum repairs to renewal areas:

> "Your Committee recommends that the policy of requiring minimum repairs and alterations necessary for reasons of health and safety be applied (1) to those areas designated for redevelopment under section 20 of The Planning Act, as amended; (2) to those Project Areas which indicated poor housing as shown on Figure 17 in the report of the City of Toronto Planning Board titled "Improvement Programme for Residential Areas" of January, 1965; and (3) to such other areas of the city as the Commissioner of Buildings may determine upon receiving advice from either the Commissioner of Planning or the Commissioner of Development that such areas are or are likely to be the subject of redevelopment."

The housing inspection force has recently been increased and a further increase is under consideration by City Council.

(d) By-law No. 20591 - A by-law respecting the prevention of fires and safety of occupants of premises. Passed March 16, 1959.

In addition to the above controls, the City regulates building standards through the enforcement of the Fire Marshal Act (Section 19(1) and (2)) and the Public Health Act (Section (98)).

Copies of the above by-laws and acts will be produced when required.

2. Rehousing Programme for Persons to be Displaced

In the Trefann Court Project Area, 655 persons accommodated in 162 dwelling units in Block A and 465 persons accommodated in 93 dwelling units in Block B would need relocation. These figures are taken from the Data Sheet Survey of 1961 by the City of Toronto Planning Board. No appreciable change has occurred in the area since 1961 as indicated by the social workers connected with the area, but for precise information on the total number of persons and size of families to be relocated, a door-to-door survey would be required which, it is suggested, should be undertaken after approval of the project.

In the Moss Park Housing Project a total of 332 families were displaced, and of these, 194 or 58% found accommodation independently and 138 or 42% were relocated through the Housing Authority of Toronto with the help of various housing bodies.

It is proposed that the Ontario Housing Corporation construct and own the proposed public housing and also allocate tenants. Residents of the Trefann Court area who want and qualify for public housing would have the opportunity to relocate in the proposed housing project.

The agreed policy on relocation is spelled out in the report of the Commissioner of Planning of June 14th, 1965 to the Board of Control. It is reproduced below:

"In accordance with your letter of May 10th requesting further consultation with the Ontario Housing Corporation and the Housing Authority of Toronto, on relocation policy, these officials and others concerned with relocation have been contacted.

"The policy, which is generally agreed, is that in any renewal area an office of the Development Department* would be established on the site and the staff would determine the needs of the residents for relocation. They would also keep in touch with the Housing Registry operated by the Metropolitan Welfare and Housing Department, which would keep a

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* See "Organization and Staffing".

"consolidated list of available public housing. The Housing Registry would obtain this information from the Housing Authority of Toronto, the Ontario Housing Corporation, and the Metropolitan Toronto Housing Co. Limited, and any other public agency, and it would also have information on available private housing. The Ontario Housing Corporation and the Housing Authority of Toronto would be prepared to give priorities for their housing to the families requiring relocation.

"This policy is one which has been incorporated in the Napier Place project and is presently being used at Alexandra Park and it would seem appropriate for other renewal projects as well."

3. Municipal Improvements

The City Public Works Department will be responsible for construction of or improvements to roads and sidewalks, and sewer and water services. This Department may construct or install itself any particular item in the above services. Toronto Hydro-Electric Commission, Consumers' Gas Company and the Bell Telephone Company will carry out new installations or improvements to their lines in the project area at City's request.

4. Methods for Private Rehabilitation

The remaining commercial properties on Queen Street in the Trefann Court Project Area, most of which are in fair condition, are intended for private rehabilitation.

It has been suggested in the text above that the commercial properties around Queen-Parliament intersection may be studied for rehabilitation and some redevelopment. This project might be taken up later and would include the remaining commercial properties in the Trefann Court area, the commercial stores in Moss Park and on the south side of Queen Street.

The City does not have, as yet, any experience in commercial rehabilitation. There are some studies presently underway in Toronto which are expected to be of assistance in this connection.

The Metropolitan Toronto Urban Renewal Study will soon be complete. It is studying and investigating, as one of its aspects, commercial areas in Metro and ways to improve them.

No public action was proposed in the Advisory Committee Report on the Alexandra Park Project for the Queen Street properties, which are all commercial. It is now proposed that the City Development Department make a detailed study and include any agreed action in the works programme. Their preliminary report indicates that a few properties may be cleared and redeveloped and the rest will be the subject of private rehabilitation.

The study of Dr. Albert Rose into the feasibility of residential rehabilitation will be complete shortly.

When the above studies, and the Alexandra Park Project, are complete and the feasibility of rehabilitation tested, additional proposals may be advanced for action to help achieve the renovation of commercial properties around the Queen-Parliament intersection and the industrial properties east of Sackville Street.

5. Methods of Acquisition and Clearance of Properties and Disposal of Land in the Project Area

Acquisition and Clearance

The City Real Estate Department will be responsible for acquiring properties in Trefann Court. The techniques for acquisition are governed by the requirements of the Expropriation Procedure Act, 1962-63, and its amendments. The City Property Department will be responsible for the management of properties pending demolition.

The City Purchasing Department will call for tenders for demolition of properties and supervise clearance and grading of land.

Land Disposal

The land for public housing will be disposed of to the Ontario Housing Corporation. The land marked for industrial use will be disposed of to the existing industrial and commercial establishments for their expansion, or for providing off-street parking and loading, etc., or for development to accommodate new industries.

Some developers have already shown interest in the land.

The total industrial land assembled would be 6.87 acres, made up of several large parcels of land. It would be in the interest of the City if most of the land were leased rather than sold outright. Land disposal will be the responsibility of the City Real Estate Department and it is anticipated that it will be offered on a public tender basis.

6. Programme for Public Information

The recommendation of the Board of Control, embodied in the Resolution by City Council adopted on March 1st, 1965, reads in part:

> "the Commissioner of Planning be instructed to initiate a series of public meetings, including the publication of a short report, to inform the residents and owners in designated redevelopment areas about the renewal programmes and to seek their support and co-operation ... ...".

The Commissioner of Planning has already addressed two limited public meetings explaining the Trefann Court scheme. An explanatory brochure will be prepared when the project is approved and public meetings will be held at the time of its distribution.

7. Organization and Staffing

One of the functions of the City's Development Department is the implementation of urban renewal projects. Implementation of the Trefann Court project would be carried out in a manner similar to the Alexandra Park and Napier Place projects. An on-site office will be established and staff provided.

The site office will provide information and advice to the people in the area and will assist in relocation.

8. Time Schedule and Phasing of Implementation

It is proposed that the redevelopment of the Trefann Court Project may be undertaken in two stages. The project would take about four and one-half years to complete.

First Stage - Time to complete 2 to 2½ years

Acquisition and clearance of all properties earmarked for such action in Block A.

Closing of Trefann, Tracy and Sackville Streets as shown in the Redevelopment Plan.

Construction of new public housing.

The first stage may be undertaken in two phases to ease relocation problems. The portion of Block A east of Sackville Street is sparsely populated and would provide a parcel of land large enough to begin construction of a portion of the housing project where some families may be relocated directly.

Second Stage - Time to complete approximately 2 years

After the redevelopment operations are complete or underway in Block A, acquisition and clearance of all properties marked for such action would be undertaken in Block B.

Private industrial redevelopment is envisaged.

ESTIMATED COSTS

1. Acquisition and Clearance Costs and Recoveries

Acquisition and Clearance Costs

(a) Purchase of Properties

- Residential	$1,830,000
- Commercial	700,000
- Industrial	1,550,000
- Vacant Land	290,000
- City Land @ $4.00/sq.ft.	28,000
- Street and Lanes @ $4.00/sq.ft.	280,000
Total Purchase Price	$4,678,000

(b) Additional Acquisition Costs (Salaries, Fees, Demolition, Abandonment of Services, Grading) $ 602,000

(c) Cost of Project Administration (Site office, Salaries and Relocation Expenses) $ 320,000

Estimated Gross Cost of Acquisition and Clearance $5,600,000

Acquisition and Clearance Shared:

Federal	Provincial	Municipal
50%	25%	25%
$2,800,000	$1,400,000	$1,400,000

Recoveries

- Salvage value of buildings	$ -
- Net revenue from properties pending demolition	$ -
- Revenue from disposal of cleared land	
- Public Housing @ $1,000/unit	$ 250,000
- Streets and Lanes @ $4.00/sq.ft.	$ 6,000
- Industry @ $4.00/sq.ft. average	$1,200,000

Total Recoveries $1,456,000

Recoveries Shared:

Federal	Provincial	Municipal
50%	25%	25%
$728,000	$364,000	$364,000

Estimated Net Cost of Acquisition and Clearance $4,144,000

The Municipal share for acquisition, clearance and recovery is divided as follows:

	Metro	City
Acquisition	$875,000*	$525,000
Recovery	64,000*	300,000
Balance	$811,000	$225,000

* Metro will assume the Municipal share of the land to be used for public housing.

2. Municipal Services and Works

(a) Construction Costs

- Road pavement	$ 105,500
- Lane pavement	10,000
- Sidewalks, including Shuter Street landscaping	135,000
- Road sewers	126,000
- Lane sewers	9,000
- Sanitary sewers and watermains	-
- T.T.C. underground feeder	8,000
- Hydro services	500,000
- Telephone services	3,500
- Gas services	-
- Tree planting and landscaping	13,000
- Landscaping of park and playground	-
Total Construction Costs	$ 910,000

(b) Public Works Administrative Costs

- Staff salaries or consultants' fees for design work and preparation of tender calls	$ 63,000
- Staff salaries for inspection of installation or construction of work	27,000
Total Administration Costs	$ 90,000

Estimated Total Cost of Services and Works $1,000,000

Public Works Shared:

Federal	Provincial	City
50%	25%	25%
$500,000	$250,000	$250,000

3. Public Housing Project: 250 Units

Land	$ 250,000	
Construction	3,588,000	
Project Services	162,000	
Total Public Housing Project		$4,000,000

Housing Cost Shared:

Federal Government, Mortgage - 90%	$3,600,000	
O.H.C. - 10%	400,000	
	$4,000,000	

4. Summary of Estimated Costs

Estimated Gross Cost of Acquisition and Clearance	$5,600,000	
Estimated Recoveries	1,456,000	
Estimated Net Cost of Acquisition and Clearance		$4,144,000
Estimated Total Cost of Services and Works		1,000,000
Estimated Net Cost of Scheme without Public Housing Cost		$5,144,000
Public Housing Cost		4,000,000
GRAND TOTAL		$9,144,000

Federal Commitments:

1.	Acquisition and Clearance	$2,800,000
2.	Municipal Services and Works	500,000
	Gross Total	$3,300,000
	Recovery	728,000
	Total NET Contribution	$2,572,000
	Public Housing Mortgage	$3,600,000

Provincial Commitments:

1.	Acquisition and Clearance	$1,400,000
2.	Municipal Services and Works	250,000
	Gross Total	$1,650,000
	Recovery	364,000
	Total NET Contribution	$1,286,000
	Public Housing (O.H.C.)	$ 400,000

Metropolitan Commitments:

1.	Acquisition and Clearance of the housing site	$ 875,000
	Recovery	64,000
	Total NET Contribution	$ 811,000

City Commitments:

1.	Acquisition and Clearance	$ 525,000
2.	Municipal Services and Works	250,000
2.(a)	Land for Streets	6,000
	Gross Total	$ 781,000
	Less Sale of City Lands	308,000
	Gross Total Contributions	$ 473,000
	Recovery	300,000
	Total NET Contribution	$ 173,000

TREFANN COURT

Summary of Estimated Costs and Cost Sharing

	A Acquisition and Clearance	B Recoveries from Land Disposal	C Net Cost of Acquisition and Clearance	D Services and Works	Total Net Contribution (C & D)
Federal	$2,800,000	$ 728,000	$2,072,000	$ 500,000	$2,572,000
Provincial	1,400,000	364,000	1,036,000	250,000	1,286,000
Metro	875,000	64,000	811,000	-	811,000
City	525,000	300,000	225,000	250,000	475,000
	$5,600,000	$1,456,000	$4,144,000	$1,000,000	$5,144,000

Gross Cost (A & D) - $6,600,000

Total Net Cost (C & D) - $5,144,000

PUBLIC HOUSING PROJECT: 250 UNITS	
C.M.H.C. Mortgage	$3,600,000
O.H.C.	400,000
Total	$4,000,000

SUMMARY OF COST TO CITY	
City's Share (as above)	$ 475,000
Purchase of land for Parking and Streets	6,000
Total	$ 481,000
- Less sale of City owned Streets and vacant sites	308,000
Net Cost to City	$ 173,000

Standards Applied to the External Building Condition Survey in the Trefann Court Area

An external building condition survey in Trefann Court area was made in September, 1964, and the buildings were classed in three types of condition: good, fair and poor. Good buildings are those in sound structural condition which, with maintenance, will serve a useful purpose for many years. Fair buildings are those which, with maintenance and some necessary repairs, could have a useful life for many years. Poor buildings are those that have lived their useful life and should be demolished because decay is too far advanced for repairs to be reasonable. The standards of the survey are as follows:

Condition is determined by structural soundness and by maintenance. The former is more fundamental and should be considered first. Criteria of structural weakness are:

sagging roof
sloping walls
poor foundations
leaning chimney or loose brick

When several of these conditions exist the building will normally be classed as poor, but may be classed fair if it is otherwise well maintained, not having

shingles missing from roof
sagging eavestrough
broken windows
loose bricks
sagging porches, poor footings
poor paint

Buildings which have any of the characteristics of poor structure or more than one of the characteristics of poor maintenance are classed fair. A building is classed good only if it is structurally sound and well maintained.

Land and Building Assessment, Taxes and Recent Sales in the Trefann Court Area

Assessment

The building and land assessment for 1964 in the Trefann Court Area is given in the following table:

Table (i)

Building and Land Assessment in Trefann Court

Use	No. of Properties	ASSESSMENT 1964 Building $	Land $	Total $
Residential	185	356,524	138,813	495,337
Commercial and Office	59	1,102,525	267,267	1,369,792
Industry and Warehouse	18	541,485	233,505	774,990
Institution	1	58,900	20,625	79,525
Vacant Land: Private	16	-	91,315	91,315
Vacant Land: City-owned	4	-	4,940	4,940
Total	283	2,059,434	756,465	2,815,899

There are 185 houses in the project area and their total assessment is $495,337. The approximate market value of these houses is $2,476,685 and the average value of a house is $13,400.

The Metro Assessment Department has provided a complete listing of each property in the Trefann Court area containing:

- 1964 building and land assessment of each property
- address and name of owner of each property
- measurements of each property

The above listing is kept with the City Planning Board and can be supplied if required.

Taxes

The total tax rate in mills for 1965 in the City of Toronto is:

Residential	73.95
Commercial	81.85

Of 185 houses in the project area, 153 qualified for partial tax exemptions on dwellings in 1964. The amount lost by the City as tax revenue was $91,544. According to By-law No. 8611 passed by the City in January 1921 and amended by By-law No. 14549 passed in June 1936, any non-converted single-family house, occupied by a single family and whose building assessment is less than $4,000 is entitled to partial graded tax exemption. The range of exemption varies from a maximum of 50% exemption on $2,000 building assessment to a minimum of 10% on $4,000.

There are four properties fully exempted from taxes: an institutional building (Brothers of Good Shepherd, Roman Catholic) and three city-owned vacant lots, which have a total assessment of $84,150.

Recent Sales

Sales of properties during 1963-64 in Trefann Court area are given below. These figures have been taken from the Realty Sales Review, Toronto Year Book, 1963-64, prepared by Teela Market Surveys.

Address			Amount $
205	Parliament Street	(Commercial)	15,900
350	Queen Street East	(Commercial)	20,000
368		"	19,000
526		(Residential)	3,900
42	River Street	(Residential)	13,500
42		"	10,000
42		"	7,600
379	Shuter Street	(Residential)	4,850
435		"	10,700
118	Sumach Street	(Commercial)	22,000
24	Tracy Street	(Residential)	3,000

Soil Conditions and Soil Test in the Trefann Court Area

Detailed soil tests in the project area were not undertaken. These can best be done when studies are being made of actual building locations.

For general sub-soil information in the project area, the Utilities Maps of the City Public Utilities Co-ordinating Committee were examined. There is no evidence of any substantial fill and the sub-soil generally is composed of sandy clay west of Trefann Street and clay to the east.

Soil reports on the Moss Park and Regent Park South project areas give the following information:

In the Moss Park Housing Project the soil types from the surface downwards are: (1) a thin layer of mixed fill; (2) sand or silt; (3) sandy clay of various compactness with an average thickness of 25'; (4) shale bedrock, 31' to 39' below the surface.

The recommended soil bearing values for foundations were:

10 ft. depth	1.8 tons/sq.ft.
15 " "	1.0 " "
20 " "	0.8 " "
on shale bedrock at 31 ft. to 39 ft.	16.0 " "

In the Regent Park South Housing Project, there is a band of coarse silt or fine sand followed by a 12' to 30' thick band of silty clay mixed with some gravel. The south-eastern part of Regent Park South is composed of silty clay only. The bedrock is 30 feet deep from the surface near Shuter Street.

The recommended bearing values in the southern portion of the project are:

10 ft. depth	1.5 tons/sq.ft.
15 " "	1.4 " "
bedrock at 30 ft. depth	16.0 to 25.0 " "

The Trefann Court Project Area is an old built-up area with some large buildings. No foundation failures have been reported. The above information suggests that foundation difficulties are unlikely, especially for low buildings. If necessary, foundations for an apartment building could be carried to bedrock.

Table (i)

PROPOSED ROAD, WALK AND SEWER IMPROVEMENTS* AND ESTIMATED COSTS

			ROADS								SEWERS			
			EXISTING WIDTH			STREET ALLOWANCE	PROPOSED WIDTH		ESTIMATED COST				RATIO OF AREA SERVED WITHIN THE RENEWAL AREA TO TOTAL AREA SERVED	COST APPLIED TO RENEWAL AREA
LOCATION	FROM	TO	ROAD	WALK			ROAD	WALK	ROAD	WALK	PROPOSED SEWER	ESTIMATED TOTAL COST		
			FT	FT	FT	FT	FT	FT	$	$		$		$
				e/s	w/s									
RIVER ST.	Queen	Shuter	46	7	7	66	-	-	--	--	Storm Sewer	47,000	0.500	23,500
				n/s	s/s									
SHUTER ST.	Parliament	River	46	7	7	66	-	-	--	90,000**	Storm Sewer	101,000	0.400	40,400
				e/s	w/s									
PARLIAMENT ST.	Queen	Shuter	46	8	8-10	66	-	-	25,000	7,000	Storm Sewer	40,000	0.075	3,000
				n/s	s/s									
QUEEN ST.	Parliament	Sackville	42	10	10	66	-	-	50,000	16,000	Storm Sewer	68,000	0.102	6,930
	Sackville	River	42	10	10	66	-	-	--	15,000	Storm Sewer	130,000	0.248	32,270
SUMACH ST.	Queen	Shuter	24	5	5	66	32	-	26,000	7,000	Storm Sewer	31,000	0.400	12,400
TREFANN ST.	Queen	North	15	4	4	25-30	-	-	4,500	--	-	-	-	-
QUEEN ST. E.	River	Don River	-	-	-	-	-	-	--	--	Outlet for Storm Sewer	123,000	0.061	7,500
									105,500	135,000				126,000
LANE N/QUEEN ST.	Parliament	East	-	-	-	15	-	-	10,000	--	Storm Lane Sewer	9,000	1.000	9,000
									115,500	135,000				135,000

* No watermain or sanitary sewer improvements are proposed for the project.
** Including continuous planting boxes and landscaping.